

A G E N D A
City Council Meeting
Monday, June 18, 2018 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation by Pastor Larry Speir, First Baptist Church**
- **Pledge of Allegiance**
- **Roll Call**

➤ **RECEIVE INFORMAL PUBLIC COMMENT**

Informal Public Comment – Speaker Protocol

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

➤ RECEIVE FORMAL PUBLIC COMMENT

Formal Public Comment – City Council Agenda Protocol

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal ***“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”*** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City’s website www.gardencity-ga.gov. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

➤ CONDUCT PUBLIC HEARINGS

Speaking to a Public Hearing Item Protocol

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council’s time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.

***PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS BEFORE
GARDEN CITY'S MAYOR AND COUNCIL AND STANDARDS GOVERNING THE EXERCISE OF
CITY COUNCIL'S ZONING POWER***

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Mayor and Council on Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

➤ **Public Hearings**

- **PC1822 – Zoning Map Amendment:** Receipt of public comment on a request by Scott Reeves, Empire Distributors, Inc., representing the property owner of 1101 Chatham Parkway, LLC, to rezone 1101 Chatham Parkway Lot 5 from P-C2 to I-1 for warehousing and wholesale sales and distribution of alcoholic beverages.
- **Alcoholic Beverage License Application:** Receipt of public comment on an alcoholic beverage license application made by Shaku Patel to sell wines, beer and/or malt beverages at Garden City Mini Mart, 4021 Augusta Road, Garden City, Georgia.

➤ **Approval of City Council Minutes**

- Consideration of City Council Minutes dated 6/4/18 and Workshop Synopsis dated 6/11/18.

➤ **Staff Reports**

- Receive monthly report from the Director of Planning & Zoning
- Receive monthly report from the Director of Public Works & Water Operations
- Receive monthly report from the Chief of Police
- Receive monthly report from the Fire Chief
- City Manager's Updates & Announcements

➤ **ITEMS FOR CONSIDERATION**

- **Resolution – 2018 Ford F150 Truck Proposal (Parks & Recreation):** A resolution by the Mayor and City Council of Garden City, Georgia, to authorize the City Manager to enter into a purchase contract for the new 2018 Ford-F150 XL pickup truck with O.C. Welch Ford Lincoln Inc., at the purchase price of \$19,595.00 to be funded through in the City's General Fund.
- **Resolution – Ceiling Fans Proposal (Sharon Park Pavilion):** A resolution by the Mayor and City Council of Garden City, Georgia, to authorize the City Manager to enter into a purchase contract with BAF Solutions to sell and install at the City's Sharon Park Pavilion three (3) ceiling fans measuring seven (7') feet in diameter for the purchase price of \$5,724.00 to be funded through the City's General Fund.
- **Resolution – Bazemore Park Concession Stand Rehabilitation Project:** A resolution by the Mayor and City Council of Garden City, Georgia, to authorize Garden City, Georgia, to pursue the rehabilitation and expansion of, the Bazemore Park Concession Stand; to authorize the City Manager and staff to issue a request for proposals from contractors to perform the rehabilitation and improvement work.
- **Resolution, Town Center Development 13th Amendment to Sales Contract & Addendum to Development Agreement (Roberts Properties, Inc.):** A resolution by the Mayor and City Council of Garden City, Georgia, to approve the Thirteenth Amendment, and to authorize the City Manager to execute and administer the performance of same on the City's behalf.

- **Resolution, City Council Summer Meeting Schedule:** A resolution by the Mayor and Council of Garden City, Georgia to amend the regular meeting schedule of the Garden City Council for the period of July 1, 2018 through September 30, 2018 as follows:

<u><i>Item</i></u>	<u><i>Date</i></u>	<u><i>Action</i></u>
Regularly Scheduled Meeting	July 2, 2018	Canceled
Regularly Scheduled Meeting	July 16, 2018	Affirmed
Regularly Scheduled Meeting	August 6, 2018	Canceled
Regularly Scheduled Meeting	August 20, 2015	Affirmed
Regularly Scheduled Meeting	September 3, 2018	Canceled
Regularly Scheduled Meeting	September 17, 2015	Affirmed

- **Board of Zoning Appeals / Planning Commission Appointment to Replace Jennifer West**

- **Alcoholic Beverage License Application (Garden City Mini Mart):** Consideration by the Mayor and City Council of an alcoholic beverage license application made by Shaku Patel to sell wines, beer and/or malt beverages at Garden City Mini Mart, 4021 Augusta Road, Garden City, Georgia.

➤ **ADJOURN**



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

Building Permit #: _____
PIN #: _____

PLANNING COMMISSION APPLICATION

Date Filed: May 14, 2018 Amount Paid: TRY-518-5011 Case #: PC1822

This application, along with the appropriate application fee, is to be submitted to the **Department of Planning and Economic Development** by the 15th of each month for placement on the following month's meeting agenda. The Planning Commission meets the second Tuesday of each month. The applicant will be notified when the meeting is scheduled by certified letter.

Applications may only be pulled up until one week prior to the scheduled meeting.
No refunds of any application costs will be issued. No exceptions will be made.

Please fill out all of page 1, and the corresponding relevant sections on the following pages.

Type of Application:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan / LDA Application | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Building / Building Permit Application | <input type="checkbox"/> Appeal / Variance |
| <input checked="" type="checkbox"/> Rezoning / Zoning Amendment | |

General Information:

Property Owner: 1101 Chatham Parkway, LLC Phone: _____
Cell Phone: _____ Email: _____
Mailing Address: 7805 Waters Avenue, Unit 10B, Savannah, GA 31406
Property Address: 1101 Chatham Parkway, Garden City, GA - Lot 5
PIN#: 6-0798-01-040 Zoning District: Garden City

Applicant Name (if different from above): Empire Distributors, Inc. Applicant Phone (if different from above): 912-965-0611
Applicant Address (if different from above): Attn: Scott Reeves, 9 Aviation Court, Garden City, Georgia 31408

If the applicant is different from the property owner, please include a letter from the property owner authorizing the applicant to act on his/her behalf.

Signature of Applicant:  Date: May 14, 2018



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Site Plans / LDA Applications:

Please submit four (4) sets of site plans with this application.

For Building / Building Permit Application:

Please submit four (4) sets of building plans with this application.

For Rezoning / Zoning Amendments:

Denied applications cannot be refiled for six (6) months.

■ Text: Zoning Classification to be Altered: P-C2 Section: _____

Specific Request:

Rezoned parcel from P-C2 to I-1, commercial, to permit warehousing and wholesale sales and distribution of alcoholic beverages. This request is for new construction for Empire Distributors, Inc., who is seeking to relocate their facility into Garden City.

Justification for Request:

Western side of the property and the adjacent parcels are currently zoned I-1, P-I-1 or P-I-2.

Please include with this application a copy of the existing text where the change is being requested and a copy of the new requested text.

■ Map: Zoning Classification to be Altered From: P-C2 To: I-1

Existing Land Use:

Vacant land

Desired Land Use:

I-1, to permit warehousing and wholesale sales and distribution of alcoholic beverages. (90)

Justification for Request:

Western side of the property and adjacent parcels are currently zoned I-1, C-2, P-I-1 or P-I-2.

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.963.2735

For Subdivisions:

Please include with this application two plats of the property in question, along with corresponding maps of the adjacent property to the site, including the nearest public street with intersection (if possible).

Also include two plats with the proposed subdivision clearly and accurately marked.

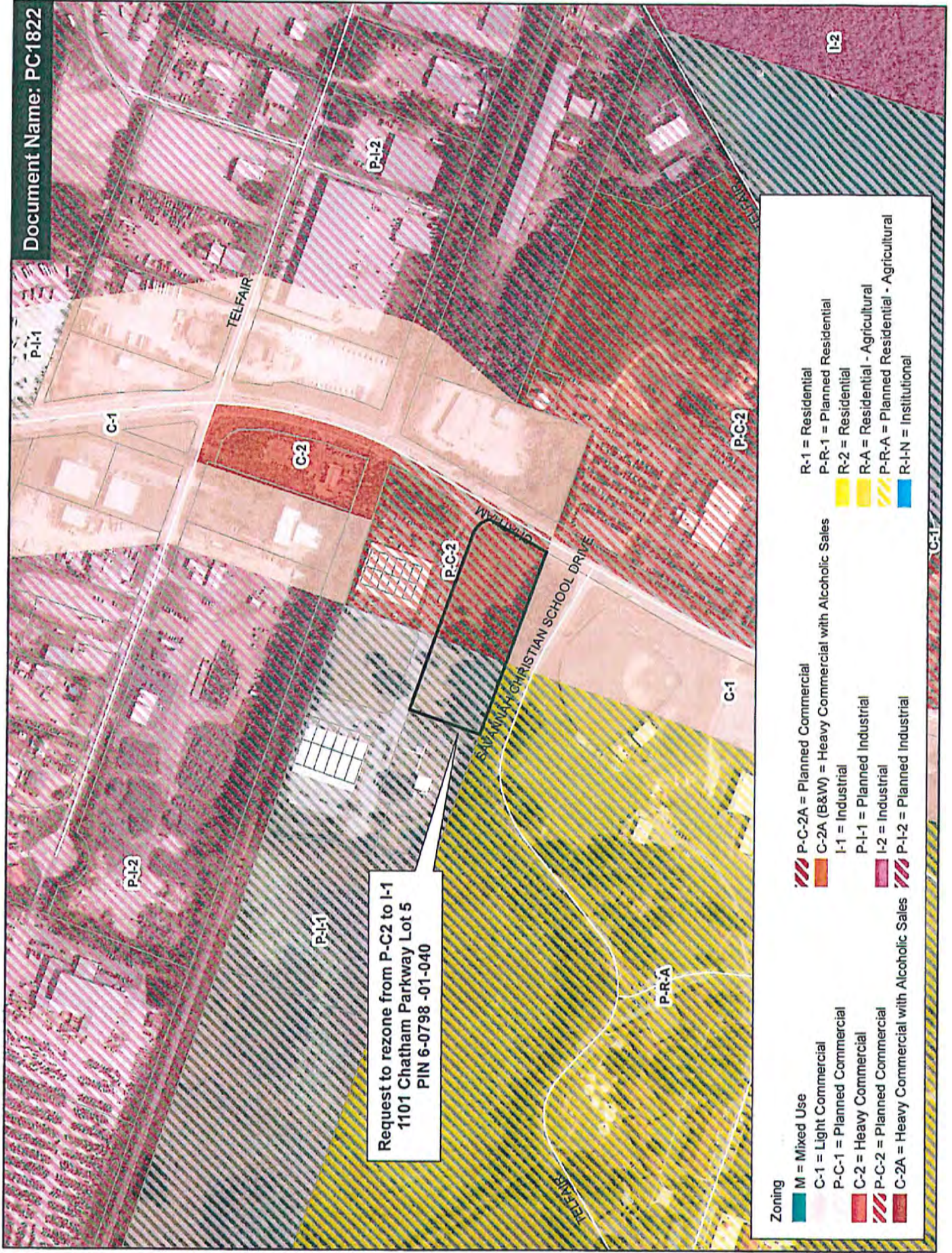
For Appeals / Variance:

Appeal decisions are final with no opportunity to refile.























- ☐ Establish a use which must be approved by appeal
- ☐ Request to vary:
 - ☐ A building setback requirement
 - ☐ A lot width requirement
 - ☐ A lot area requirement
 - ☐ A landscaping requirement (subject to supplemental requirements)
 - ☐ An architectural requirement (subject to supplemental requirements)
- ☐ Extension of a non-conforming use
- ☐ Other – please describe:

Justification for Request:





Zoning

- | | | | |
|--|--|--|---|
|  M = Mixed Use |  P-C-2A = Heavy Commercial with Alcoholic Sales |  P-C-2A = Planned Commercial |  R-1 = Residential |
|  C-1 = Light Commercial |  C-2A = Heavy Commercial |  C-2A (B&W) = Heavy Commercial with Alcoholic Sales |  P-R-1 = Planned Residential |
|  P-C-1 = Planned Commercial |  I-1 = Industrial |  I-1 = Industrial |  R-2 = Residential |
|  C-2 = Heavy Commercial |  P-I-1 = Planned Industrial |  P-I-1 = Planned Industrial |  R-A = Residential - Agricultural |
|  P-C-2 = Planned Commercial |  I-2 = Industrial |  P-I-2 = Planned Industrial |  P-R-A = Planned Residential - Agricultural |
|  C-2A = Heavy Commercial with Alcoholic Sales |  P-I-2 = Planned Industrial |  P-I-2 = Planned Industrial |  R-I-N = Institutional |



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.2735

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Date Filed 5/7/18

For the Year 2018

Expires on December 31 of the above year



Check type of License

License Fee

- | | |
|--|------------|
| <input type="checkbox"/> Spirituous Liquors (Package) | \$2,722.00 |
| <input type="checkbox"/> Spirituous Liquors (by the drink) | \$2,722.00 |
| <input checked="" type="checkbox"/> Beer and/or malt beverages | \$682.00 |
| <input checked="" type="checkbox"/> Wines | \$236.00 |
| <input checked="" type="checkbox"/> Advertising Cost | \$75.00 |

Total: \$

5993.00 CK 1215 5/7/18 DA

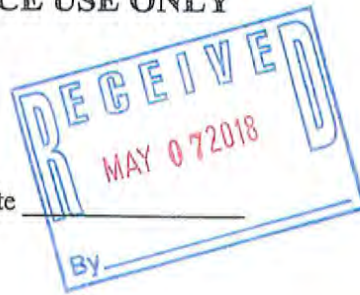
- 1) Name of (proposed) business: NILKANTH 27 INC Garden city mini mart
- 2) Location of business 4021 AUGUSTA ROAD GARDEN CITY
- 3) Mailing address 4021 AUGUSTA ROAD GARDEN CITY GA 31408
- 4) Zoning District _____
- 5) Business phone 912-224-5561
- 6) Emergency phone _____
- 7) Applicant Name SHAKU PATEL Age 52
- 8) Applicant's Home Address 12 CORONADO CT POOLER GA 31322
- 9) Home phone 912-748-9441
- 10) Ever held similar license? NO Year _____
- 11) Date of Birth _____
- 12) SSN _____



The City of Garden City, Georgia
100 Central Avenue, Garden City, Georgia 31405
Phone: 912.966.7777 Fax: 912.966.2735

THIS PAGE FOR OFFICE USE ONLY

Application received by D. Alexander Date _____



POLICE DEPARTMENT REVIEW

~~Fingerprinted by~~ _____ Date _____

Separate report submitted to the City Administrator:

[Signature] Date 5/22/18

Police Chief

Public Hearing held on June 18, 2018

Date advertised in Savannah Morning News June 7, 8, 9-2018

Action of Council ☐ Approval ☐ Denial

License(s) Issued + _____ Date _____

OK For
License
D. Alexander
5/21/18

MINUTES

City Council Meeting Monday, June 4, 2018

Call to Order: Mayor Bethune called the meeting to order at 6:00 p.m.

Opening: Pastor James Witherspoon, Alpha & Omega Worship Center gave the invocation and Mayor Bethune led City Council in the pledge of allegiance to the flag.

Roll Call:

Members: Mayor Bethune presided. Council Members: Councilmember Campbell, Councilmember Daniel, Councilmember Ruiz and Councilmember Tice. Absent: Mayor Pro-tem Kicklighter and Councilmember Cody

Staff: Ron Feldner, City Manager; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; Gilbert Ballard, Chief of Police; Cliff Ducey, Recreation Director; Jackie Jackson, Special Projects Coordinator; Ron Alexander, Planning Director; Pam Franklin, HR Director; Chris Snider, IT Technician and Scott Robider, Code Enforcement Supervisor. *Absent:* Ben Brengman, IT Director; Corbin Medeiros, Fire Chief and Benny Gooze, Public Works Director.

Informal Public Comment: Mayor Bethune opened the floor to receive public comment from the audience. There being no questions or comments from the audience, Mayor Bethune closed the informal public comment portion of the meeting.

City Council Minutes: Upon motion by Councilmember Tice, seconded by Councilmember Campbell, City Council voted unanimously to approve the city council minutes dated 5/21/18.

Staff Reports:

Director of Human Resources presented the Human Resources Department's report for the month of May.

Chris Snider, IT Technician presented the Information Department's report for the month of May.

Director of Parks & Recreation presented the Parks & Recreation report for the month of May.

City Manager Updates: City Manager said I have not updates or announcements at this time.

Items for Consideration:

First Reading - Ordinance, Zoning Map Amendment (266 Alfred Street): Clerk of Council read the first reading of the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, to rezone from a zoning classification of "C-2A" to a zoning classification of "I-1" a parcel of land currently owned by 266 Alfred, LLC, at 266 Alfred Street, Garden City, Georgia, being a portion of the "Williamson Tract".

Upon motion by Councilmember Tice, seconded by Councilmember Campbell, City Council voted unanimously to approve the ordinance on the first reading.

Upon motion by Councilmember Campbell, seconded by Councilmember Daniel, City Council voted unanimously to suspend the rules of council to hold the second reading of the ordinance.

Second Reading - Ordinance, Zoning Map Amendment (266 Alfred Street): Clerk of Council read the second reading of the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, to rezone from a zoning classification of “C-2A” to a zoning classification of “I-1” a parcel of land currently owned by 266 Alfred, LLC, at 266 Alfred Street, Garden City, Georgia, being a portion of the “Williamson Tract”.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to adopt the ordinance on the second reading.

First Reading - Ordinance, Zoning Map Amendment (Four Lots Intersection of Telfair Place & Telfair Road): Clerk of Council read the first reading of the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, to rezone four (4) contiguous lots or parcels of land owned by Elizabeth Humphries, Erskine Kessler, Nancy Kessler, and William Moore, collectively located at the intersection of Telfair Place and Telfair Road from zoning classifications of “R-2”, “R-A”, “P-I-2”, and “R-2” respectively, to a zoning classification of “I-2”.

Upon motion by Councilmember Campbell, seconded by Councilmember Daniel, City Council voted unanimously to approve the ordinance on the first reading.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to suspend the rules of council to hold the second reading of the ordinance.

Second Reading - Ordinance, Zoning Map Amendment (Four Lots Intersection of Telfair Place & Telfair Road): Clerk of Council read the second reading of the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, to rezone four (4) contiguous lots or parcels of land owned by Elizabeth Humphries, Erskine Kessler, Nancy Kessler, and William Moore, collectively located at the intersection of Telfair Place and Telfair Road from zoning classifications of “R-2”, “R-A”, “P-I-2”, and “R-2” respectively, to a zoning classification of “I-2”.

Upon motion by Councilmember Campbell, seconded Councilmember Ruiz, City Council voted unanimously to adopt the ordinance on the second reading.

First Reading - Ordinance, Flood Damage Prevention: Clerk of Council read for the first reading the heading of an ordinance to restate Chapter 8 of the Code of Ordinances of Garden City, Georgia, relating to flood damage prevention.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to approve the ordinance on the first reading.

Upon motion by Councilmember Campbell, seconded by Councilmember Daniel, City Council voted unanimously to suspend the rules of council to hold the second reading of the ordinance.

Second Reading - Ordinance, Flood Damage Prevention: Clerk of Council read for the second reading the heading of an ordinance to restate Chapter 8 of the Code of Ordinances of Garden City, Georgia, relating to flood damage prevention.

Upon motion by Councilmember Tice, seconded by Councilmember Ruiz, City Council voted unanimously to adopt the ordinance on the second reading.

Resolution, Encroachment Agreement With CSX Transportation: Clerk of Council read the heading of a resolution by the Mayor and Council of Garden City, Georgia, to authorize the City Manager to enter into a facility encroachment agreement with CSX Transportation, Inc., for the installation and maintenance of a 4-inch diameter subgrade pipeline crossing along Nelson Avenue and crossing Bishop Avenue and the CSX right-of-way crossing, the purpose of which being to convey raw treated sewerage at or near Garden City, Georgia.

Upon motion by Councilmember Tice, seconded by Councilmember Ruiz, City Council voted unanimously to adopt the resolution.

Resolution, 2018 Ad Valorem Tax Rate: Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, to set the ad valorem tax rate of Garden City for fiscal year 2018; and for other purposes.

City Manager said the resolution is to adopt the rollback millage rate of 3.756. He said citizens will not be seeing an increase in ad valorem tax rate for fiscal year 2018.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to adopt the resolution.

Resolution, Employee Personnel Policy and Procedure Revisions: Clerk of Council read the heading of a resolution to amend the City's Personnel Policy and Procedures Employment Manual to set forth therein procedures detailing employee obligations and use of leave time during time periods when circumstances impact the City's ability to open for business, as well as procedures for paying essential and non-essential employees during declared emergency incidents.

Upon motion by Councilmember Campbell, seconded by Councilmember Ruiz, City Council voted unanimously to adopt the resolution.

Adjournment: Upon motion by Councilmember Campbell, seconded by Councilmember Ruiz, City Council voted unanimously to adjourn the meeting at 6:16 p.m.

Transcribed and submitted by: Clerk of Council

Accepted and approved by: City Council 6/18/18

Synopsis

City Council Workshop

Monday, June 11, 2018

Opening

Mayor Bethune called the workshop to order and gave the invocation.

Attendees

Members: Mayor Bethune presided. Council Members: Bruce Campbell, Rosetta Cody, Marcia Daniel, Debbie Ruiz and Kim Tice. Absent: Bessie Kicklighter, Mayor Pro-tem

Staff: Ron Feldner, City Manager; Rhonda Ferrell-Bowles, Finance Director/Clerk of Council; James P. Gerard, City Attorney; Jackie Jackson, Special Projects, Coordinator; Cliff Ducey, Recreation Director; Gilbert Ballard, Chief of Police; Scott Robider, Code Enforcement Supervisor; Ron Alexander, Planning Director and Corbin Medeiros, Fire Chief.

Parks & Recreation

2018 Ford F150 Truck Proposal: Recreation Director presented a proposal from O.C. Welch to sell the City a new 2018 Ford F150 truck at the price of \$19,595. He said this is the last truck to replace in the parks and recreation department.

City Council recommended approval and directed staff to place the proposal on the June 18th council agenda for formal consideration.

Ceiling Fans for the Sharon Park Pavilion: Recreation Director presented a proposal from BAF Solutions to furnish and install (3) ceiling fans at the price of \$5,724 to meet the needs at the Sharon Park Pavilion.

City Council recommended approval and directed staff to place the proposal on the June 18th council agenda for formal consideration.

Bazemore Park Concession Stand & Restroom Rehabilitation: City Manager said we plan to run this project like fire station no. 2. He said Ron Alexander will serve as the general contractor using subcontractors. He said \$300,000 is identified in the Capital Improvement Plan in the FY18 budget. He said we estimate the cost to come in around \$242,900.

Councilmember Tice asked if a changing table was going to be installed in the restrooms. Recreation Director replied the plan calls for changing tables.

Mayor Bethune said it is good that all the fixtures are going to be wall mounted. It will make it easier to clean the restrooms. He said when do you anticipate the project to start?

Recreation Director said the last scheduled game is at the end of June so we are looking at the first of July. He said we will need to have the project done by the first of February 2019 before ball season starts.

City Manager asked Ron Alexander to go ahead and start reaching out to the subcontractors.

Councilmember Tice said will you have it so vendors can take credit cards?

City Manager said if someone is coming in doing their own sales they should be able to use cell phones like you see at arts and crafts festivals, trade shows, etc. We need to encourage the vendors to utilize that technology option.

City Council recommended approval and directed staff to place the project on the June 18th council agenda for formal consideration.

Code Enforcement

House Numbers - City Manager said staff is putting a reminder about the house numbers on the utility bills this month to see what we get on voluntary compliance.

Mayor Bethune said we need to make sure that they know the ordinance calls for the numbers to be on the house. The numbers need to be visible on the house so emergency personnel can see them.

Chief Ballard said Code will go out after the water bills and will provide those residents who are not in compliance a copy of the ordinance.

Mayor Bethune said I think this would be a good PR event to include the firefighters going to the houses. They could talk with the residents about the importance of having the house numbers visibly located on the house and address other fire prevention measures.

Councilmember Tice said I have a concern about it just being on the water bills. A flyer included in the water bills would be better. She said there is not a whole lot of room on the water bills. Most people just look at the amount of the bill and don't pay attention to the message on the bill. I just think a flyer would be better if staff could do one to stuff in with the bills.

City Manager said Corbin and his staff are busy working on pre-fire plans and he can't be pulled away right now. He said we will see what we can do about getting a bill stuffer done for the June 2018 utility billing event.

Finance

Revenue & Expenditures Report as of May 31, 2018 – Finance Director asked City Council if they had any questions or comments on the report.

Mayor Bethune said it appears the departments are staying within budget.

Fiscal Year 2017 Audit Update – City Manager said Chris Lightle is no longer with KRT. Chris left right before our audit was scheduled to begin on April 25th. KRT only had two auditors to perform governmental audits - Chris and Derrick Cowart. Derrick is now handling our audit, but KRT contracted with outside auditors to assist Derrick with doing the audits that Chris previously handled. He said City staff has previously prepared the financial data in the way that Chris wanted it, but with the change up in auditors Rhonda and Heather had to jump through some hoops to provide the information in the format that the new auditors wanted to see it in. He said the auditors have been very complimentary about the finance staff's performance while they were onsite doing the audit fieldwork. He said the auditors have completed the fieldwork and there does not appear to be any reportable findings or issues. Since we should have a clean audit, the auditors and City staff will move forward finalizing the comprehensive audit report for submittal to the State Department of Audits prior to the June 30th deadline. He said Derrick Coward is scheduled to attend the July 9th workshop to present the audit report. He said Derrick may not present the audit in the same format that we have become accustomed to from Chris but we will coordinate on a presentation.

Administration

Chatham Area Transit Representative - City Manager said at this time George Mingledroff will continue to serve until a new representative is appointed.

City Council Summer Meeting Schedule Resolution - City Manager presented the city council summer meeting schedule for the period of July 1 – September 30, 2018.

City Council recommended approval and directed staff to place the resolution on the June 18th council agenda for formal consideration.

Mayor's Updates

Mayor Bethune said Chris and Barbara did a good job at the "Are You Ok" event at the senior center. He said Jennifer and Jackie did a beautiful job on the CMA dinner.

Mayor Bethune said I would like a code status update on ordinance issues and any equipment needs, as well as the areas that we are doing good in and how we address repeat offenders.

Mayor Bethune said Benny and his staff did a good job on cutting Chatham Parkway. He said the grass is high on Old Louisville Road and needs to be cut.

City Manager's Updates

Town Center Development Roberts Properties (RPI) Update – City Manager said he worked with Jim to research information on the Town Green in terms of what the City government can and cannot do regarding deed restrictions based on the state law. He said that the City is very limited on restricting the use of the Town Green based on state law. He said after a lot of correspondence with RPI, it appears that assignment of long term deed restrictions to the Town Green is not going to be an issue for the project.

City Manager and City Attorney briefed City Council on the Thirteenth Amendment to the Sales Contract that had been negotiated in recent weeks. It basically confirms the obligations of the two parties leading up to the real estate closing which could occur as early as late August 2018, but no later than October 15, 2018.

City Manager said HGB has performed a comprehensive analysis of the current and future projected traffic conditions for the proposed project in accordance with the City's contractual obligations to the project. He said the HGB's recent work has totaled approximately \$40,000 regarding the traffic study and to pursue a permit to construct the new road just north of Sunshine Avenue. He said that we continue to work diligently with HGB and GDOT to address the state's questions related to: (1) confirmation that a traffic light will likely be feasible/needed for the Sunshine Avenue intersection in connection with the future/full build out of Town Center and (2) procurement of a permit from GDOT to build a new city street connection onto Dean Forest Road just north of Sunshine Avenue.

Councilmember Tice said will the ground breaking be in August. City Manager said no the closing could occur in late August 2018 but not ground breaking.

City Manager said RPI design engineer is in the process of finishing up the plans and they should be coming in July to Ron Alexander for review and permitting.

City Manager said RPI has already signed the thirteenth amendment and it is scheduled to go before you at the June 18th council meeting.

Mayor Bethune said I appreciate all the work that staff has put in on this.

Adjournment

There being no further items for discussion, Mayor and City Council adjourned the workshop at 6:15 p.m.

Transcribed and submitted by: Clerk of Council

Accepted and approved by: City Council 6/18/18



PLANNING AND ECONOMIC DEVELOPMENT GARDEN CITY GA

MONTHLY REPORT

PREPARED FOR:

Garden City Council

PREPARED BY:

Ron Alexander, Building Safety Director
100 Central Ave.
Garden City, Ga. 31405
(912-547-2972)

May 31, 2018

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1.0 MONTHLY REPORT

1.1 SPECIAL PROJECTS AND EVENTS

1.1.1 Events

New Business: In May Site Plans were under review for Roberts Properties Inc. the proposed development of the Garden City Town Center. The development will have additional landscapes, parking, retail, restaurants, office buildings and residential apartment housing consisting of one, two and three bedrooms. The apartment community will have a total of 232 units with many amenities such as a pool, clubhouse, fitness room and playground. The development will construct five new buildings to include BLDG 1 11,700 SF with 4,420 Retail and 7,280 Restaurant, BLDG 2 11,700 SF with 4,420 Retail and 7,280 Restaurant, BLDG 3 6,864 SF for Retail, BLDG 4 will be 2 stories with 38,400 SF Office Space and BLDG 5 will be 2 stories with 38,400 SF Office Space.

In May Site Development plans were under review for Chatham Commercial Condominiums this will be the fourth new structure at 1101 Chatham Parkway it will be a 10,557 SF office building of Speros Technology Company. In May the Vertical plans were received and are under review.

Site Development plans were received for W8 Shipping on Old Louisville Drive. In December the warehouse renovation plans were received for review. Permits for the Vertical improvements were issued in March. In May the Site Development plans continued under review.

Site Development plans were received for OTD Logistics located on Old Louisville Road. Permits for the Building Renovations were issued in February. In May the Site Development plans continued under review.

In January permits were issued to Manker Landscape for Site Development on Bell Street. Vertical plans were approved in February and permits were issued for the new 5,600 SF building that will be office space and equipment space.

In January Site Development plans were received for Pump-N-Go on Augusta Road. The Pump-N-Go will develop the lot to add pumping stations and renovate the existing structure to include a convenience store and tenant spaces. In April Site Development and Building permits were issued.

In March Site Development plans were received for Lot 7 of Centerpoint Intermodal Center on Sonny Perdue Drive. This will be a 248,000 sq ft Spec Building. In April permits were issued for Site Development. In May the Vertical plans were received and are under review.

Centerpoint Intermodal Center completed development of 10 Sonny Perdue Lot 3 this is a 492,492 square foot spec building. In May interior plans were under review for revisions to the building to accommodate tenant UPS that will occupy 268,653 sq ft on the facility. In March interior plans were approved and permits issued for future tenant DAMCO that will occupy the remaining 223,874 sq ft of the facility.

In April the Site Development continued for Lot 8, West Chatham Business Park. This will be two 10,725 square foot facilities that will have two suites in each building for business use. As of May this project is 90% complete.

During the month of May 2018 there were several other new projects and business submitted for review and approval. Several others projects submitted previously have also been approved during this reporting period. The approved projects have recently commenced construction activities and are at various stages of construction at this time.

1.1.2 SPECIAL PROJECTS

CRS Cycle Verification Visit. The City continues its efforts to strengthen our services in Floodplain Management. As a condition of continued participation in the Community Rating System (CRS) program every five years a CRS community must participate in a cycle verification visit. The City completed its cycle verification visit on April 18, 2017. Preparation for the visit required the City to make an in-depth review of the **City's** activities to make certain that this community is receiving credit for implemented activities noted in the CRS program. After the April 2017 CRS Cycle Visit, *several City Departments had 30 days in which to* submit all remaining requested documentation. The submitted documentation is expected to help the City of Garden City improve the **resident's** insurance rates and save money. The effort has involved multiple City Departments and their commitments.

In 2017 development of the Program for Public Information (PPI) Committee for Garden City continued with a meeting held on April 12, 2017. During the meeting the committee studied the needs of the community and the different needs for individual areas within the City as well as the City as a whole. The committee discussed the need for an aggressive campaign to get information out to the public and discussed target areas and groups that may need special attention. The committee discussed programs that are already taking place in the community and how those programs and activities fit the PPI plan. Newly proposed projects were developed through discussions at the committee meeting. There are 12 projects and initiatives that will be implemented during 2018.

The Garden City Housing Team will renovate homes in 2018. In support of the Housing Team the Director of Planning and Economic Development and the Garden City Building Inspector, inspected 13 homes in Garden City. The Planning and Economic Development department and the Housing Team will be working with DCA to receive funding in 2019.

1.1.3 New Businesses

NAME	PHYSICAL ADDRESS	BUSINESS TYPE
1. SAVANNAH DENTAL ASSOCIATES	4 HARRELL DR	DENTIST OFFICE
2. NILKANTH 27 INC (GARDEN CITY MINI MART)	4021 AUGUSTA RD	CONVENIENCE STORE OFFICE FOR SPECIAL NEEDS
3. ALL ABOUT MEDICAL TRANSPORT	1306 D HEIDT AVE	TRANSPORTATION
4. IT'S A JERK SHACK	610 HIGHWAY 80	RESTAURANT
6. H & E EQUIPMENT SERVICES INC	510 BOURNE AVE	EQUIPMENT RENTAL & LEASE
7. PUPUSERIA JIREH LLC	309 A MAIN ST	FULL SERVICE RESTAURANT

1.2 PLANNING AND ZONING

This department, in conjunction with the other effected City departments, continues to systematically develop the data base common to those department needs and improve accessibility to the individual departments.

Monthly activity in Planning and Zoning services are as follows:

There were 3 action items on the agenda of the Planning Commission and 1 action items for the Board of Appeals for the hearing on 5-8-2018.

The meeting notes are as follows:

**Minutes
Board of Zoning Appeals/Planning Commission
May 8, 2018 – 6:00PM**

Board of Zoning Appeals

PC1805: Virginia Nichols, applicant, requests to establish a use as a heavy truck broker agency office at 20 Bryce Industrial Drive. PIN 6-0989-01-06B

Chairman Monroe opened the floor for comment and those in favor of the request.

Virginia Nichols and Nick Nichols said they are requesting a variance to allow for a dealership license as a paper and office only for class A trucks. Mrs. Nichols said they currently own Low Country Fleet which services and repairs fleet vehicles.

Chairman Monroe said what are you plans for the sales and exchange of vehicles?

Mr. Nichols said we are currently looking for another place and we have two potential sites for a yard. The potential sites for sales and exchange are in Garden City but this location at 20 Bryce will be administrative

paperwork only. He said one of the two sites is located near the Ports; Womble Trucking, which is a logistics company and the other may be on Main Street near Brampton Road.

Ron Alexander; Planning Director said if these sites are located within Garden City we would need to confirm zoning for this use and a business license if there's an existing business.

Mr. Nichols said we will not place the yard in a prohibited area.

Commissioner West said the concern with the request is the Board wants to know where these trucks will be; we do not want you to have to come back before the City to address this as an issue.

Vice-Chair Perry said she agrees with Commissioner West and you should have a documented plan of knowing where the trucks will be.

Mrs. Nichols said the brokerage versus the dealership is one in the same with the State and we do plan to put the trucks on a site.

Vice-Chair Perry said we want your business, we want to support you and I suggest that you come back to the Board with proper documentation; if not this could result in a Code Enforcement citation if not done correctly.

Chairman Monroe said staff has recommended approval of the request but this property is not conducive to house vehicles.

Ron Alexander; Planning Director said you can bring an agreement from the owner if sites are in a different jurisdiction and I would suggest contacting that Planning office to ensure it meets their regulations.

Chairman Monroe called for further questions or comments, being none he then called for those in opposition. With no opposition Chairman Monroe called for a motion; Commissioner Crosby made a motion to table **PC1805**: Virginia Nichols, applicant, requests to establish a use as a heavy truck broker agency office at 20 Bryce Industrial Drive. PIN 6-0989-01-06B to allot time to establish a plan and for the submittal of documentation to the Board for the sales and exchange yard for the brokerage agency. Commissioner West second the motion; a vote is taken and passes without opposition.

With no further business Vice-Chair Perry made a motion to adjourn the Board of Zoning Appeals meeting; with a second by Commissioner Crosby; the vote passes without opposition.

Planning Commission

PC1814: Jay Maupin representing Sam Spencer; property owner request to rezone 266 Alfred Street from C-2A to I-2 for truck tire repair use. PIN 6-0733-01-010

Chairman Monroe opened the floor for comment and those in favor of the request.

Mr. Maupin said we would like to amend the request to rezone from C-2A to I-1 and per our conversation with staff we have submitted a formal request to do so. Mr. Maupin said the parcel was once an old heavy equipment rental business located across from Roger Wood. Mr. Maupin said the owner is looking to expand his current business, this is not an open ended use but an extension of an existing facility.

Sam Spencer said we have been in business 44 years, we see the opportunity to expand as this property abuts the current property, we are forecasted to add 10 more employees, we're short on space and we predominately service commercial vehicles.

Chairman Monroe said we appreciate your business and what it has brought to Garden City.

Mr. Spencer said we will be operating as one facility, we are not combining parcels and the intent is to continue service with the same entrance.

Mr. Maupin said the parcels will need to be separate due to banking and with the intent to utilize the same entrance the facing of the building will be toward Alfred Street.

Mr. Spencer said he wants his customers' habits to continue, operations are Monday thru Friday no weekends, we have 75% of our business utilizing Kicklighter Way and we will not utilize Market Street.

Mr. Maupin said we will not utilize Market Street for two reasons, it's City of Savannah and it's owned by the school Board.

Commissioner Crosby said the City has received formal notification to amend the zoning.

Ron Alexander; Director said staff has received the notification and they may request to zone down but not up.

Vice-Chair Perry said are you going to have two separate addresses?

Mr. Maupin said it will have to be two separate addresses due to two parcels and the cul-de-sac is a public street.

Commissioner Jackson said he would like to see the entrance used more for exiting to relieve the pressure from Kicklighter Way.

Ron Alexander; Director said they will have to come back before you with a site plan review.

Vice-Chair Perry said congratulations and it is to be commended on your four generations of service. We appreciate and admire you for your efforts on the opportunity to expand your facility.

Chairman Monroe called for further questions or comments, being none he then called for those in opposition. With no opposition Chairman Monroe called for a motion; Commissioner Jackson made a motion to recommend to Council to approve **PC1814**: Jay Maupin representing Sam Spencer; property owner request to rezone 266 Alfred Street from C-2A to I-1 for truck tire repair use. PIN 6-0733-01-010. Commissioner Crosby second the motion; a vote is taken and passes without opposition.

PC1815: Continental Heavy Civil Corp, applicant request to rezone 443 Telfair Road; PIN 6-0737-01-004 from R-2 to I-2; 0 Telfair Road; PIN 6-0737-01-004A from R-A to I-2; 0 Telfair Place PIN 6-0737-01-014 from P-I-2 to I-2 and 0 Telfair Place PIN 6-0737-01-006 from R-2 to I-2 for office use, storage of materials, and metal fabrication.

Chairman Monroe opened the floor for comment and those in favor of the request.

Ryan Purvis; Continental Heavy Civil Corp said we are requesting the rezoning of 443 Telfair Road plus the three additional parcels to be rezoned to I-2.

Chairman Monroe said thank you for doing business in Garden City, would you give us more background for your business?

Mr. Purvis said we are a heavy civil and marine contractor, these parcels will be used for a lay down area; we primarily do work with the GA Ports and the metal fabrication is an incidental use. He said we currently own 525 Telfair Road which is I-2; we have no plans to build buildings.

Diane Kessler; Realtor, said she is the representative on behalf of the property owner and everything is industrial in this area except one parcel.

Chairman Monroe called for further questions or comments, being none he then called for those in opposition. With no opposition Chairman Monroe called for a motion; Vice-Chair Perry made a motion to recommend to Council to approve **PC1815**: Continental Heavy Civil Corp, applicant request to rezone 443 Telfair Road; PIN 6-0737-01-004 from R-2 to I-2; 0 Telfair Road; PIN 6-0737-01-004A from R-A to I-2; 0 Telfair Place PIN 6-0737-01-014 from P-I-2 to I-2 and 0 Telfair Place PIN 6-0737-01-006 from R-2 to I-2 for office use, storage of materials, and metal fabrication. Commissioner Crosby second the motion; a vote is taken and passes without opposition.

PC1816: Michael King, property owner request a site plan approval of 5124 Augusta Road for use as an auto dealership. PIN 6-0007-02-009

Chairman Monroe opened the floor for comment and those in favor of the request.

Michael King said he is the owner currently of a small business on Waters Avenue but wants a retail lot. He said he will use the current structure as a main office, the parking lot can hold 15-20 vehicles but plans to have 10 vehicles for right now it just depends on business.

Commissioner West said where are the vehicles coming from, are you offering maintenance or repairs and what are your plans for lighting to protect the residences that abut this property?

Mr. King said there will be no repairs on-site as the vehicles will be new trade-ins, there will be no lighting to disturb neighbors but wants to install an 8ft fence as a buffer.

Vice-Chair Perry said have you notified the neighbors and what are your plans to beautify the property?

Commissioner Jackson said what if you have a customer that requests an oil change or the headlight bulb is out; where will these services be done?

Mr. King said I wanted to make sure that I can get approval before talking with neighbors and then I want to send out mailers to the surrounding area. He said he plans to install concrete paving, grass, flowers and trees. Mr. King said he will utilize Pruitt's as a mechanic and these are green light vehicles.

Vice-Chair Perry said what is the average cost of the vehicles?

Mr. King said the average cost is under \$10,000 with his target audience being cash deals under \$12,000 and we plan to offer financing.

Chairman Monroe said we want a nice dealership.

Commissioner Jackson said car lots tend to become cars closer to roadway.

Vice-Chair Perry said as a member of the Board she has a vested interest in the residents of the area that this business will impact and wants to ensure that Mr. King will operate with integrity and intent. Dr. Perry said the people in this area need reliable service and a quality product.

Mr. King replied to get a quality product he purchases the vehicles from Jacksonville and Charleston only. He does not buy vehicles from auction as they are not reliable. Mr. King said he will make improvements to the current structure and property.

Dan Fischer; EMC Engineering said he prepared the site plan and is present to answer any questions regarding the site plan.

Chairman Monroe called for further questions or comments, being none he then called a motion. Vice-Chair Perry made a motion to approve **PC1816**: Michael King, property owner request a site plan approval of 5124 Augusta Road for use as an auto dealership. PIN 6-0007-02-009. Commissioner Crosby second the motion; a vote is taken and passes without opposition.

With no further business Commissioner Jackson made a motion to adjourn the Planning Commission meeting; with a second by Commissioner West; the vote passes without opposition.

1.3 BUILDING DEPARTMENT

During the month this office issued 37 permits for various items pertaining to Site Infrastructure and Vertical construction activities. There were approximately 108 onsite inspections associated with the permits issued. There has been approximately 55 plan reviews associated with the number of permits issued to ensure compliance with the civil, environmental, building, fire, mechanical, electrical and plumbing codes and ordinances adopted by the state and city. There has been approximately another 50 meetings to discuss a variety of issues concerning building related matters such as plans, codes, ordinances and procedures. Please note the majority of these in office and field visits were done in conjunction and simultaneously with other types of inspections such as Business Licenses Verifications, Fire Inspections and Zoning Verifications.

The following are the totals for the month:

37 permits issued

108 inspections

55 plan reviews

50 meetings

Approximately 10 hrs. of in house and field training.

1.4 FIRE MARSHAL

During this reporting period there were approximately 50 onsite Fire Inspections of **Garden City's** jurisdictional properties and facilities. During the month there has been approximately 35 in office Fire Protection reviews of planned projects pertaining to Fire Protection planning prior to permitting. These inspections and reviews are based on and are to ensure that all state and locally adopted codes are properly and efficiently enforced. Training in the above mentioned areas continues with major emphasis applied to training in the form of on-site training and in office training. Please note the majority of these in office and field visits were done in conjunction and simultaneously with other types of reviews and inspections such as Business Licenses Verifications, Building Inspections and Zoning Verifications.

The following are totals for Fire Marshal activities for the month:

50 onsite inspections

35 plan reviews

Approximately 2 hrs. in house training and educational activities.

1.5 FLOODPLAIN MANAGEMENT

During this reporting period, continued emphasis has been applied to monitoring construction activities in the Special Flood Plain Areas and keeping an inventory of the Cuts and Fills in those areas. The strengthening of communication and combined efforts of other regulatory agencies such as EPD and EPA continued this month. The efforts are important in order to ensure the City stays in compliance with federal regulations, and at the same time using those resources where possible to aid in the enforcement of those regulations common to all concerned. The efforts to improve the **City's Community Rating System (CRS)** is ongoing during this month. Part of that process involves interaction and participation of multi-jurisdictional meetings and trainings amid at unity in all the local jurisdiction in the enforcement of the common regulations. In doing so the City continues advancement in the governing regulations which yields better ratings resulting in lower Flood Insurance Rates for our citizens located in the Special Flood Hazard Areas. The enforcement involves meetings, plan reviews and site inspection of all City jurisdictional properties located in the Special Flood Hazard Area. City staff on a daily bases monitors all activity located in the areas.

The following are totals for the month:

Approximately 30 related site inspections

Approximately 30 plan reviews

1.6 PHOTOGRAPHS



Rush Truck Center - West Chatham Blvd Lot 8



Manker Landscape - Bell Road



Pump-N-Go - Augusta Road



New Home - 13th Street



SOS Tire - Rezoning - Alfred Street

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL DATE: 6/18/18

SUBJECT: *Public Works & Water Operations Monthly Status Report*

Report in Brief

The Public Works & Water Operations Departments Monthly Status Report includes an extensive summary of the monthly activity of all divisions within the Departments. This report also provides information regarding key projects and/or activities throughout the month.

The operations detail contained in this report is for the month of May and all project related information is current as of 5/31/2018.

Prepared by: Sara Berry
Title Public Works Administrative Services Manager

Reviewed by: Benny Googe
Title Public Works Director

Ron Feldner, City Manager

Attachment(s)

**Public Works Department
Monthly Status Report
Summary – May 2018**

Operations & Maintenance

Public Works personnel ***completed*** 20 **Resident Requests**, making 149 **Work Orders** for the month of May. ***They included:***

Storm Drainage:

- Ditch Maintenance (Backhoe): 1400 feet
- Canal Maintenance (Kubota Sidecutter): 72 miles
- Underground stormwater utility point repairs: 20 feet pipe repair, multiple storm drains and inverts cleaned
- Storm Drains Vacuumed: \$0 (3rd Party)

Streets:

- \$6,396.75 for 3rd party street/asphalt repairs
- About 1636 miles of shoulder maintenance
- Dirt/gravel roads scraped: Davis, Deloach, Kelly Hill, Beasley, Burgess, Old Buckhalter and Constantine
- Multiple potholes repaired by staff

Street Sweeping:

- 42 miles

Signs & Markings:

- 5 Knockdowns/replacements/cleaned/new

Street Lights:

- 0 Street light outage/replacements (Reported to Georgia Power)
- 0 New Street light requests
- 0 Interchange light requests

Mixed Dry Trash Collection by City:

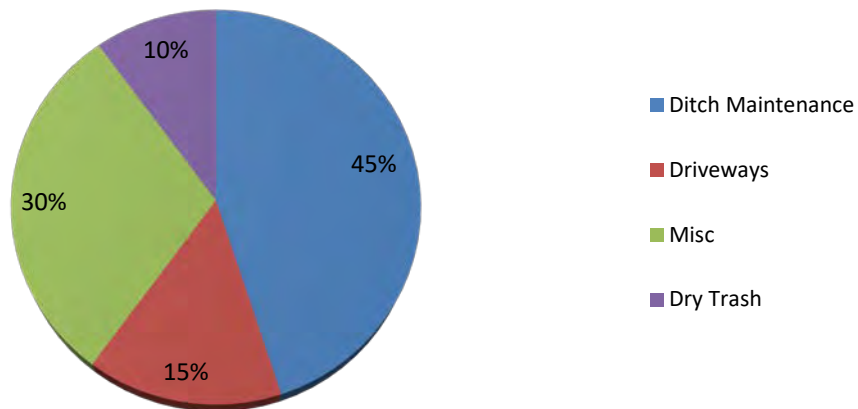
- 272.55 Tons Collected Total Mixed Dry Trash (\$73.35 / ton)
- 284.06 Tons Collected YTD taken to Savannah Regional Landfill
- 0 Truckloads Dry Trash taken to Savannah Inert Landfill
- 0 Truckloads Dry Trash YTD taken to Savannah Inert Landfill

Trees:

- \$875 spent for tree removal, tree trimming, and debris removal. (3rd Party)

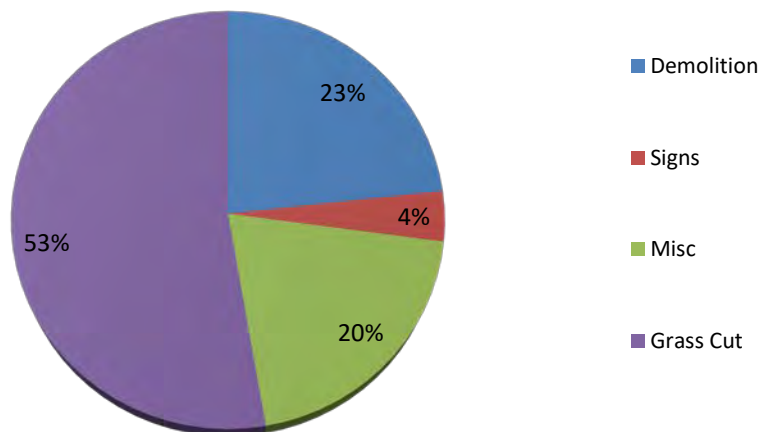
Service Request – Every time a request for Public Works service is made by phone call, written request, email request, or an actual one-on-one request to a PW employee, a “**Service Request**” is generated. This builds a computerized record of all requests made.

May's Top 4 Service Requests



Work Order – A “**work order**” is created each time a work crew or individual is assigned a task either because of service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

May's Top 4 Work Order Types



Summary – May 2018

Water Operations & Maintenance

66 **Service Orders** were received, and >>>>>>> 71 **Work Orders**
_____ Water/Sewer crews handled 137 total. _____
for the month of May . They included:

Water: 54 Work Orders

➤ Produced 26.487 Million gallons of drinking water per day.

➤ **Hydrant Services**

- 0 Hydrant Replacements
- 0 Hydrant Repairs

➤ **Water Line Services**

- 3 Lateral Line Repairs, Installs, Replacements, and Maintenance
- 0 Main Line Repairs, Installs, Replacements, and Maintenance

➤ **Water Valve Services**

- 102 Located services
- 3 Valve Replacements
- 0 Valve Installations
- 54 Water Cut-Ons
- 63 Reconnects– Delinquent Water Bills
- 51 Water Cut-Offs

➤ **Meter Services**

- 49 Meter and MXU investigations
- 0 Maintenance services
- 20 Meter replacements
- 81 City initiated Re-Reads
- 4 Customer Requested Re-Reads
- 0 Corrected Readings

- * Meter investigations consist of checking meters for accuracy and checking for leaks as requested by residents.
- * Maintenance Services consist of repairs made for leaks at the meter, register repairs, box or lid replacements, as well as, requested cleaning services for apartments.
- * City initiated Re-Reads occur any time a meter reader is requested to re-read a meter to confirm a high or low bill and, if needed, to give a courtesy notification of a possible leak. A re-read does not necessarily indicate a problem with the reading or the meter.

Sewer: 17 Work Orders, including

- ***Sewer Cleanout Services***
 - 2 Repairs
 - 0 Replacements
- ***Gravity Main Services***
 - 2 Inspections
 - 0 Repair
 - 0 Sanitary Sewer Overflow Event
- ***Sewer Lateral Services***
 - 11 Blockages Cleared
 - 2 Lateral Repairs
- ***Manhole Services (flushing & repairs)***
 - 9 Inspections and Maintenance
 - 0 Repairs

Wastewater Treatment Plant and Water System

- ClearWater Solutions (CWS) has submitted the MOR (Monthly Operating Report) for water, DMR (Discharge Monthly Report) for wastewater, and all paperwork pertaining to them for the month of May 2018.
- The treatment plant treated and discharged a total daily average of 1.1 MGD.
- There were no violations of the Garden City NDPES permit or on the MORs for the month of May 2018.
- The water system withdrew a total of 26.487 MGD and used 0.110 MG from Savannah I & D (Town Center Water System).
- During the month of May, 20,579 lbs. dry solids were removed from the WPCP.
- The in-house laboratory continued to analyze most all NPDES permit and process control tests, except the annual tests that are contracted with EPD.

Parameter	Monthly Performance Indicator discharged from plant	Target or Limit
Flow, monthly average	1.1 mgd	2
Dissolved Oxygen	5.1 Mg/L	>=2
BOD (Biological Oxygen Demand), 5 day Mo Avg	25 Mg/L	30
PH, Daily Min/Max	7/7.4	9-Jun
TSS (Total Suspended Solids), Monthly Avg	8 Mg/L	30
Ammonia-N, Monthly Avg	0.5 Mg/L	17.4
Total Phosphorus, Monthly Avg	1.59 Mg/L	Monitor
Fecal, Monthly Avg	8	200
Total sludge solids for the month	20,579 dry lbs.	Monitor
BOD % Removal	97%	>85%
Suspended Solids % Removal	95.2%	>85%
Odor Complaints	0	0
Effluent Permit Excursions	0	0

Fleet Maintenance

During the month of **May**, the Shop serviced and/or repaired **60** city vehicles/apparatus & equipment for a current annual total of **294**.

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: 06-11-18

SUBJECT: *Police Department Monthly Status Report*

Report in Brief

The Police Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/or activities throughout the month.

The operations detail contained in this report is for the month of May 2018.

Prepared by: Angela S. Zipperer
Title: Executive Assistant to
Gilbert C. Ballard
Chief of Police

Reviewed by: Gilbert C. Ballard
Title: Chief of Police

Ron Feldner, City Manager

Attachment(s)

**Police Department
Monthly Status Report
Summary – May 2018
Operations**

Calls for Service

There were a total of 2,116 calls for service in the month of May 2018, for a total of 9,829 calls for service year to date. We have received the updated calls of service from dispatch and they are as follows:

January	1825	April	2022
February	1905	May	2116
March	1961		

Current month's calls included:

Offenses:

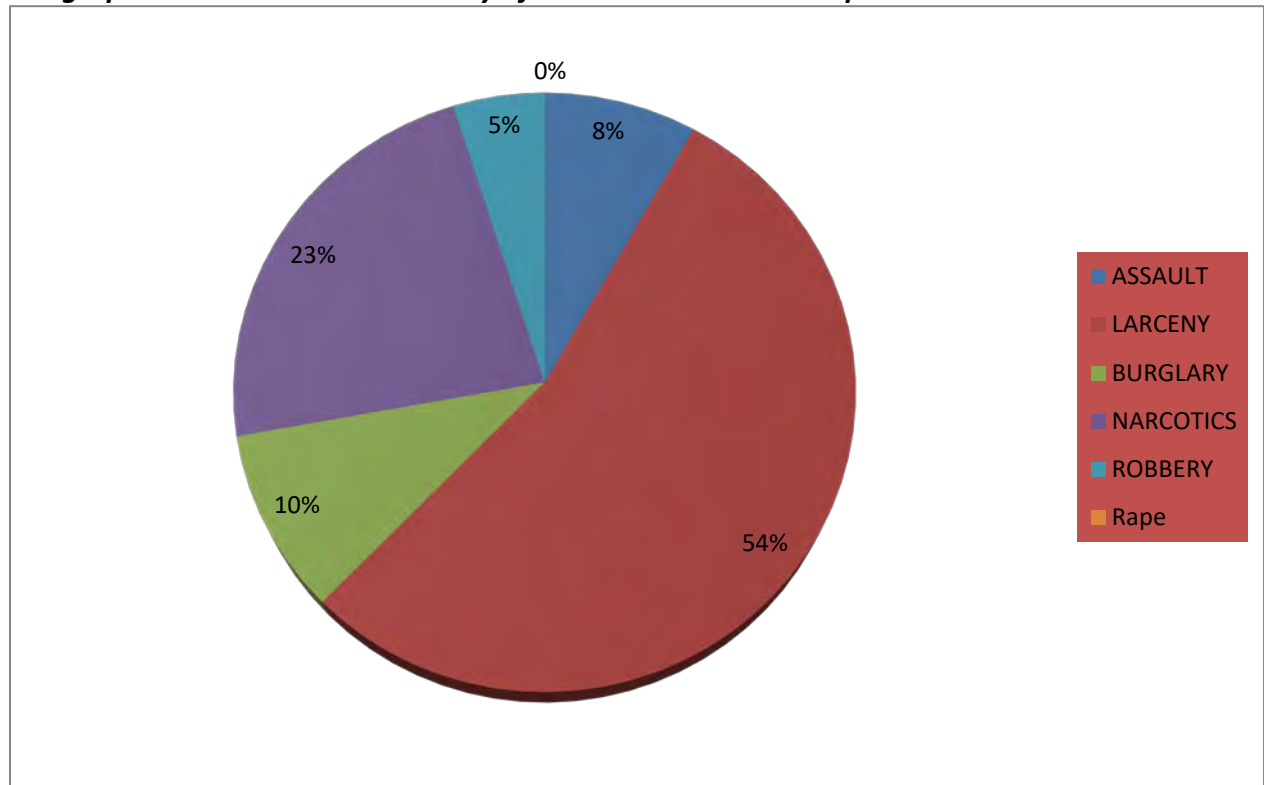
Assault	5	Burglary	6
Robbery	3	Larceny	33
M.V. Theft	0	Narcotics	14
Rape	0	Murder	0
All Others	1,991	Accidents	64

Current Month's Top 6 Criminal Violations by District

Mayor Bethune and Mayor Pro Tem/Council Member at Large Kicklighter

	<i>Daniel District 1</i>	<i>Ruiz District 2</i>	<i>Campbell District 3</i>	<i>Cody District 4</i>	<i>Tice District 5</i>
<i>Assault</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>2</i>
<i>Larceny</i>	<i>6</i>	<i>3</i>	<i>5</i>	<i>7</i>	<i>12</i>
<i>Burglary</i>	<i>2</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>1</i>
<i>Narcotics</i>	<i>7</i>	<i>4</i>	<i>1</i>	<i>0</i>	<i>2</i>
<i>Robbery</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>1</i>
<i>Rape</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

The graph below is a visual summary of the Current Month's Top 6 Criminal Violations.



Traffic Violations

There were a total of 821 traffic violations during the month of May 2018. *They included:*

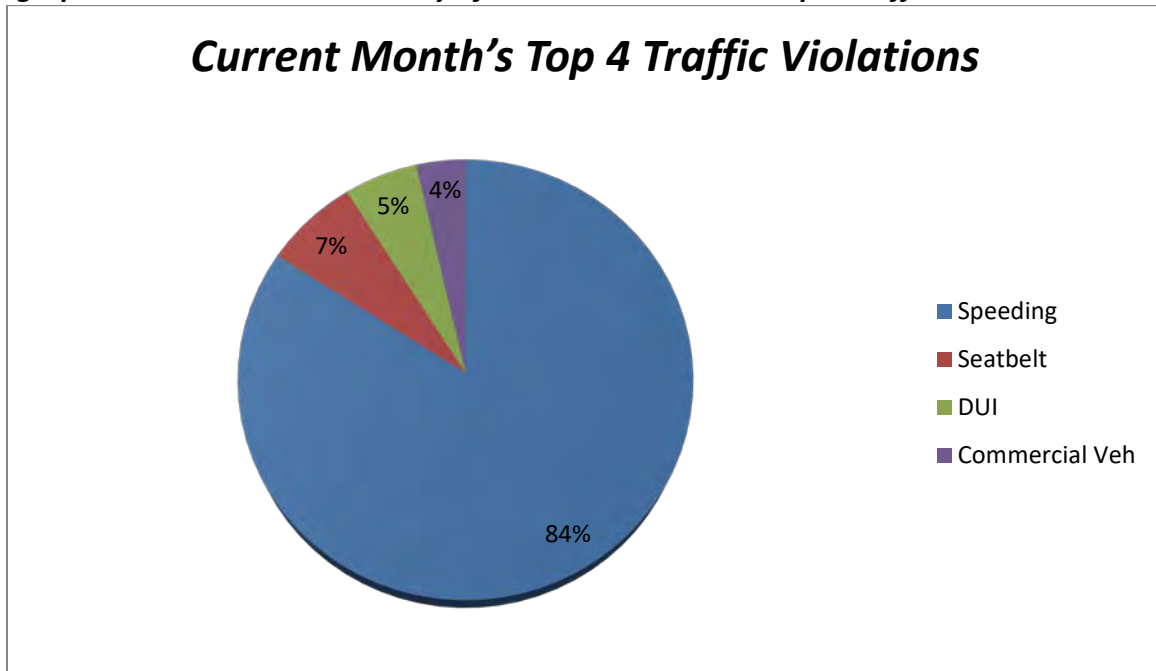
Traffic Citations Issued

Traffic Accidents	37	Fatalities	0
Written Warnings	183	Speeding Violations	280
Seat Belt Violations	23	Miscellaneous Citations	268
DUI's	18	Total Citations	821

Commercial Vehicle Unit(s) Citations Issued

Total Citations Issued 12

The graph below is a visual summary of the Current Month's Top 4 Traffic Violations.



Municipal Court Summary

During the month of May 2018 the Garden City Municipal Court handled 520 cases for a current annual total of 2,243 cases.

➤ Traffic Citations handled in court	463
➤ Criminal Cases handled in court	57
➤ Cases issued probation	46

Adult & Juvenile Arrest/Charge Summary

The following is the total of **Adult and Juvenile Arrests/Charges** made by this department this month. This may not represent the actual number of individuals arrested as there are generally many cases where an individual will have multiple charges or counts of a specific charge. These statistics represent charges and arrests made for Criminal Code as well as Municipal Ordinance violations.

Arrests

Adult Arrests/Charges		Juvenile Arrests/Charges	
63	139	4	8

Training

During the month of May 2018, police personnel reported a total of 182 hours of training resulting in an average of 5.20 hours of training per Officer.

Items of Interest for May 2018

- **The Chief was invited and participates on the Bill Edwards Radio Show as it relates to Crime Stoppers.**
- **The Department attended and participated in the annual Police Memorial Day Ceremony in Savannah.**
- **The Department had officers participate in the annual 200 Club “One Mile Run” Fundraiser in Savannah.**
- **Vulcan Materials Company provided a lunch for the department to show their appreciation.**

- **The Police Department attended and participated in the annual “City Employee Luncheon” provided by the City Manager and Mayor and Council.**
- **The Department has completed the Sergeant and Corporal Promotion Process.**
- **The Department has completed its annual Firearms training.**

Memorandum

To: Gilbert C. Ballard, Chief of Police
From: Angela S. Zipperer
Date: 6/15/2018
Re: Code Enforcement Council Report for May 2018

Code Enforcement: Dates for this summary are May 2018.

Rollout Cart Violations Issued:	8
Illegal Signs Removed:	13
City Ordinance Citations Issued	19
Properties Maintained in Lieu of Liens	11
Notice of Violations Issued	267
Cases Closed	149
Cases Subpoenaed to Court	10
Condemnation of Unsafe Structures	6

Notable Active Projects

Plantation Town Homes
30 Day Notice issued on 05-21-2018, detailing 11 violations

Family Dollar, Highway 21
Now in Compliance

Cooper Lane Project
Completed

REPORT TO JUNEOR AND CITY COUNCIL

TO: THE HONORABLE JUNEOR AND CITY COUNCIL **DATE:** June 13, 2018

SUBJECT: *Fire Department 2018 May Report*

Report in Brief

The Fire Department Monthly Status Report includes an extensive summary of the monthly activity of the divisions within the Department. This report also provides information regarding key items of interest and/ or activities throughout the month.

The operations detail contained in this report is for the Month(s) of May of 2018, and all related information is current as of June 13, 2018.

Prepared by: Jennifer Scholl
Title Executive Assistant to
 Corbin Medeiros
 Chief of Fire

Reviewed by: Corbin Medeiros
Title Chief of Fire

Ron Feldner, City Manager

Attachment(s)

Calls for Service in May of 2018

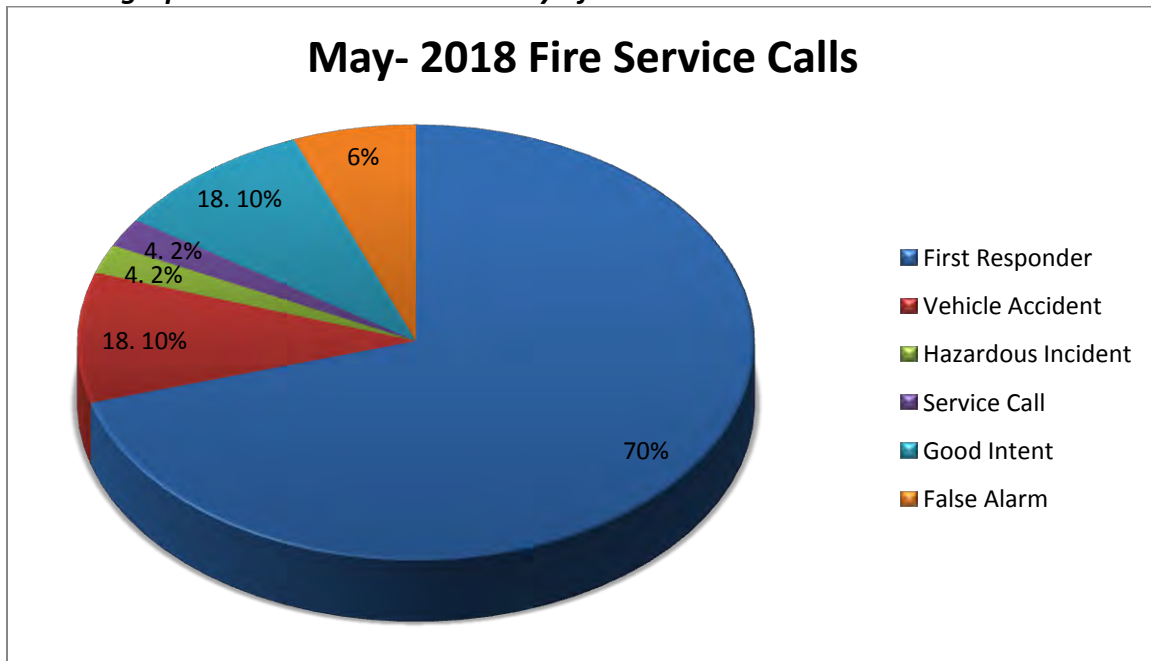
There were a total of 201 calls for service in the month of May, 2018, for a total of 944 calls for service year to date.

Current month's calls included:

Incident Type:

Fires Incidents:	16	Service Call:	4
First Responder:	131	Good Intent:	18
Vehicle Accident:	18	False Alarm:	11
Hazardous Incident:	4		

The graph below is a visual summary of the Current Month's Fire Service Calls.



Department Activities/ Events

Department Training

During the month of May fire personnel reported a total of 323.65 hours of training resulting in an average of 21.58 hours of training per Firefighter.

Leadership

During the month of May several firefighters attended leadership classes.

Resource Management

Chief Medeiros attended Resource Management training in Forsyth.

Extrication Techniques- Level 1

Firefighter Kris Fain attended extrication training which was held Effingham Fire Department at their training center.

Structure Fire Control Instructor

Firefighter Jeff Mills attended the instructor training at the G.P.S.T.C. campus in Forsyth, GA.

Fire Instructor I

Firefighter John Graebener attended the instructor training at the G.P.S.T.C. campus in Forsyth, GA.

Fire Service Pumper Operations and Hydraulics

During the month of May several firefighters attended pumper operations classes at the G.P.S.T.C. campus in Forsyth, GA.

Emergency Response to Railroad Incidents

All shifts attended training for Emergency Response to Railroad Incidents during the month of May.

Community Relations Activities/Events

Senior Center Blood Pressure Checks

During the month of May, the Department continued conducting weekly blood pressure checks at the Senior Center on Tuesdays. This activity continues with a great response.

Smoke Detector Installs

The department completed two smoke detector installs for residents in the month of May.

Community Business Pre-Plans

The department completed 127 pre-plans for businesses of Garden City during the month of May. Chief Medeiros, Chief Lewis and the department Officers have been working with Ed DiTommaso to fine tune the new database program for pre-plan data.

Looking Ahead

- Partnering with Memorial Health University Medical Center and area schools on the "Stop the Bleed" program.
- Continued training for Firefighters pursuing Fire Inspector.
- CPR and First Aid training for Savannah Christian Preparatory School staff.

GARDEN CITY RESOLUTION

WHEREAS, Garden City, Georgia, desires to purchase a new 2018 F-150 XL Regular Cab Styleside pickup truck to meet the needs of its Parks and Recreation Department; and,

WHEREAS, the purchase of the above-mentioned truck has been identified in the City's 2018 Budget at a line item amount of \$20,000.00; and,

WHEREAS, the City has obtained competitive price quotes from area dealerships for such truck; and,

WHEREAS, the lowest quoted price obtained by the City was tendered by O.C. Welch Ford Lincoln, Inc., of Hardeeville, South Carolina in the amount of \$19,595.00; and,

WHEREAS, the Director of the City's Parks and Recreation Department has recommended that the City enter into a purchase contract for the new 2018 Ford F-150 XL pickup truck with O.C. Welch Ford Lincoln, Inc., at the quoted price of \$19,595.00, said amount being both fair and reasonable, and within budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, that the offer of O.C. Welch Ford Lincoln, Inc., to sell the City a new 2018 Ford F-150 XL Regular Cab Styleside pickup truck at the price of \$19,595.00 be accepted, and that a contract for the purchase of the truck be negotiated and entered into between the City and said dealership.

BE IT FURTHER RESOLVED, that the \$19,595.00 purchase price for the truck be funded through cash in the City's General Fund.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign the purchase contract or order for the new truck as well as all other documents associated therewith in the name of the City, with the City Clerk's attestation to said Manager's signature.

ADOPTED AND APPROVED this 18th day of June, 2018.

RHONDA FERRELL-BOWLES,
Clerk of Council

RECEIVED AND APPROVED this 18th day of June, 2018.

DON BETHUNE, Mayor



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100 Fax: 843-524-3921

Customer Proposal

Prepared for:

Mr. Cliff Ducey
GARDEN CITY

Prepared by:

Ocie Welch III
Office: 843-288-0101
Email: oc@ocwelchfordlincoln.com

Date: 08/14/2017

Vehicle: 2018 F-150 XL
4x2 Regular Cab Styleside 6.5' box 122"
WB

Quote ID: GARDENDUCE

VIN #: order





O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Selected Equipment & Specs (cont'd)

Front and Rear Wheels

Appearance	Silver	Material	Steel
Covers	Hub		

Front Tires

Aspect	70	Diameter	17"
Sidewalls	BSW	Speed	S
Tread	AS	Type	P
Width	245mm		

Rear Tires

Aspect	70	Diameter	17"
Sidewalls	BSW	Speed	S
Tread	AS	Type	P
Width	245mm		

Spare Tire

Mount	Underbody w/crankdown	Type	Full-size
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Wheels

Turning radius	20.4'	Wheelbase	122.0"
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Body Features

Body material	Aluminum	Side impact beams	Yes
Active grille shutters	Yes		

Body Doors

Door count	2	Rear cargo	Tailgate
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Pickup

Bed liner	Spray-in	Box style	Regular
Bed-rail protectors	Yes	Easy lift tailgate	Yes
Easy lower tailgate	Yes		

Exterior Dimensions

Length	209.3"	Body width	79.9"
Body height	75.5"	Frame section modulus	5.0cu.in.
Frame yield strength (psi)	49300.0	Front bumper to Front axle	37.8"

Safety

Airbags

Driver front-impact	Yes	Driver side-impact	Seat mounted
Occupancy sensor	Yes	Overhead	Safety Canopy System curtain 1st row
		Passenger side-impact	Seat mounted
Passenger front-impact	Yes		

Seatbelt

Height adjustable	Front	Pre-tensioners	Front
Pre-tensioners (#)	2		

Security

Immobilizer	SecuriLock
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Seating

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Selected Equipment & Specs (cont'd)

Transmission fluid temp Yes

Instrumentation Warnings

Oil pressure Yes
Battery Yes
Key Yes
Door ajar Yes
Brake fluid Yes

Engine temperature Yes
Lights on Yes
Low fuel Yes
Service interval Yes
Low tire pressure Tire specific

Instrumentation Displays

Clock In-radio display
Camera(s) - rear Yes

Exterior temp Yes

Instrumentation Feature

Trip odometer Yes

Steering Wheel Type

Material Urethane
Telescoping Manual

Tilting Manual

Front Side Windows

Window 1st row activation Manual

Window Features

Tinted Light

Front Windshield

Wiper Variable intermittent

Rear Windshield

Window Fixed

Interior

Passenger Visor

Mirror Yes

Rear View Mirror

Day-night Yes

Headliner

Coverage Full

Material Cloth

Floor Trim

Coverage Full

Covering Vinyl/rubber

Trim Feature

Gear shift knob Urethane
Interior accents Chrome

Cabback insulator Yes

Lighting

Dome light type Fade

Variable IP lighting Yes

Storage

Driver door bin Yes
Glove box Yes
Instrument panel Bin

Front Beverage holder(s) Yes
Passenger door bin Yes
Dashboard Yes

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Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



Standard Equipment & Specs

Dimensions

- * Exterior length: 209.3"
- * Exterior height: 75.5"
- * Turning radius: 20.4'
- * Max ground clearance: 8.9"
- * Front headroom: 40.8"
- * Front shoulder room: 66.7"
- * Approach angle: 24.8 deg
- * Maximum cargo volume: 12.1cu.ft.
- * Exterior width: 79.9"
- * Wheelbase: 122.0"
- * Min ground clearance: 8.8"
- * Front legroom: 43.9"
- * Front hiproom: 62.5"
- * Passenger volume: 64.6cu.ft.
- * Departure angle: 24.6 deg
- * Box length: 78.0"

Powertrain

- * 290hp 3.3L DOHC 24 valve V-6 engine with Ti-VCT variable valve control, port/direct injection
- * Recommended fuel : regular unleaded
- * 6 speed automatic transmission with overdrive
- * Fuel Economy Cty: N/A
- * Capless fuel filler
- * Auto stop-start feature
- * LEV3-ULEV125
- * Rear-wheel drive
- * Fuel Economy Highway: N/A

Suspension/Handling

- * Front independent double wishbone suspension with anti-roll bar, gas-pressurized shocks
- * Speed-sensing electric power-assist rack-pinion Steering
- * P245/70SR17 BSW AS front and rear tires
- * Rear rigid axle leaf spring suspension with gas-pressurized shocks
- * Front and rear 17 x 7.5 silver steel wheels

Body Exterior

- * 2 doors
- * Black door mirrors
- * Bed-rail protectors
- * Easy lower tailgate
- * Box style: regular
- * Front and rear 17 x 7.5 wheels
- * Driver and passenger folding door mirrors
- * Black bumpers
- * Easy lift tailgate
- * Trailer harness
- * Clearcoat paint

Convenience

- * Manual air conditioning
- * Manual door locks
- * Manual telescopic steering wheel
- * 2 1st row LCD monitors
- * Passenger visor mirror
- * Manual front windows
- * Manual tilt steering wheel
- * Day-night rearview mirror
- * Front cupholders
- * Driver and passenger door bins

Seats and Trim

- * Seating capacity of 3
- * 4-way driver seat adjustment
- * Centre front armrest
- * Front 40-20-40 split-bench seat
- * 4-way passenger seat adjustment
- * Cloth seat upholstery

Entertainment Features

- * AM/FM stereo radio
- * 4 speakers
- * Auxiliary audio input
- * Fixed antenna

Lighting, Visibility and Instrumentation

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE

Standard Equipment & Specs (cont'd)

Head material	Aluminum	Ignition	Electronic
Injection	Port/direct injection	Liters	3.3L
Orientation	Longitudinal	Recommended fuel	Regular unleaded
Valves per cylinder	4	Valvetrain	DOHC
Variable valve control	Ti-VCT		
Engine Power			
Output	290 HP @ 6,500 RPM	Torque	265 ft.-lb @ 4,000 RPM
Alternator			
Amps	200		
Battery			
Amp hours	70	Cold cranking amps	610
Run down protection	Yes		
Engine Extras			
Auto stop-start feature	Yes		
Transmission			
Electronic control	Yes	Lock-up	Yes
Overdrive	Yes	Speed	6
Type	Automatic		
Transmission Gear Ratios			
1st	4.17	2nd	2.34
3rd	1.52	4th	1.14
5th	0.86	6th	0.69
Reverse Gear ratios	3.4		
Transmission Torque Converter			
Stall ratio	2.30		
Transmission Extras			
Driver selectable mode	Yes	Sequential shift control	SelectShift
Drive Type			
Type	Rear-wheel		
Drive Feature			
Traction control	ABS and driveline		
Drive Axle			
Ratio	3.55		
Exhaust			
Material	Stainless steel	System type	Single
Emissions			
CARB	LEV3-ULEV125	EPA	Tier 2 Bin 4
Fuel Economy			
Fuel type	Gasoline		
Fuel Economy (Alternate 1)			
Fuel type	E85		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE

Standard Equipment & Specs (cont'd)

Sidewalls	BSW	Speed	S
Tread	AS	Type	P
Width	245mm		
Rear Tires			
Aspect	70	Diameter	17"
Sidewalls	BSW	Speed	S
Tread	AS	Type	P
Width	245mm		
Spare Tire			
Mount	Underbody w/crankdown	Type	Full-size
Wheels			
Turning radius	20.4'	Wheelbase	122.0"
Body Features			
Body material	Aluminum	Side impact beams	Yes
Active grille shutters	Yes		
Body Doors			
Door count	2	Rear cargo	Tailgate
Pickup			
Box style	Regular	Bed-rail protectors	Yes
Easy lift tailgate	Yes	Easy lower tailgate	Yes
Exterior Dimensions			
Length	209.3"	Body width	79.9"
Body height	75.5"	Frame section modulus	5.0cu.in.
Frame yield strength (psi)	49300.0	Front bumper to Front axle	37.8"
Safety			
Airbags			
Driver front-impact	Yes	Driver side-impact	Seat mounted
Occupancy sensor	Yes	Overhead	Safety Canopy System curtain 1st row
Passenger front-impact	Yes	Passenger side-impact	Seat mounted
Seatbelt			
Height adjustable	Front	Pre-tensioners	Front
Pre-tensioners (#)	2		
Security			
Immobilizer	SecuriLock		
Seating			
Passenger Capacity			
Capacity	3		
Front Seats			
Split	40-20-40	Type	Split-bench
Driver Seat			
Fore/aft	Manual	Reclining	Manual

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE

Standard Equipment & Specs (cont'd)

Clock	In-radio display	Exterior temp	Yes
Camera(s) - rear	Yes		
<i>Instrumentation Feature</i>			
Trip odometer	Yes		
<i>Steering Wheel Type</i>			
Material	Urethane	Tilting	Manual
Telescoping	Manual		
<i>Front Side Windows</i>			
Window 1st row activation	Manual		
<i>Window Features</i>			
Tinted	Light		
<i>Front Windshield</i>			
Wiper	Variable intermittent		
<i>Rear Windshield</i>			
Window	Fixed		
Interior			
<i>Passenger Visor</i>			
Mirror	Yes		
<i>Rear View Mirror</i>			
Day-night	Yes		
<i>Headliner</i>			
Coverage	Full	Material	Cloth
<i>Floor Trim</i>			
Coverage	Full	Covering	Vinyl/rubber
<i>Trim Feature</i>			
Gear shift knob	Urethane	Cabback insulator	Yes
Interior accents	Chrome		
<i>Lighting</i>			
Dome light type	Fade	Variable IP lighting	Yes
<i>Storage</i>			
Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Yes	Passenger door bin	Yes
Instrument panel	Bin	Dashboard	Yes
<i>Legroom</i>			
Front	43.9"		
<i>Headroom</i>			
Front	40.8"		
<i>Hip Room</i>			
Front	62.5"		
<i>Shoulder Room</i>			

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Warranty - Standard Equipment & Specs

Warranty

Basic

Distance 36000 miles Months 36 months

Powertrain

Distance 60000 miles Months 60 months

Corrosion Perforation

Distance Unlimited miles Months 60 months

Roadside Assistance

Distance 60000 miles Months 60 months

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Selected Options

Code	Description	MSRP
Base Vehicle		
F1C	Base Vehicle Price (F1C)	\$27,380.00
Packages		
100A	Equipment Group 100A Base <i>Includes:</i> - Engine: 3.3L V6 PDFI - Includes auto start-stop technology and flex-fuel capability. - Transmission: Electronic 6-Speed Automatic - Includes selectable drive modes: normal/tow-haul/sport. - GVWR: 6,100 lbs Payload Package - Tires: P245/70R17 BSW A/S - Wheels: 17" Silver Steel - Radio: AM/FM Stereo w/4 Speakers - Includes auxiliary audio input jack (not available with SYNC).	N/C
Powertrain		
99B	Engine: 3.3L V6 PDFI	Included
	LATE AVAILABILITY for flex-fuel capability. <i>Includes auto start-stop technology and flex-fuel capability.</i>	
446	Transmission: Electronic 6-Speed Automatic <i>Includes selectable drive modes: normal/tow-haul/sport.</i>	Included
XL6	Electronic Locking w/3.73 Axle Ratio	\$570.00
STDGV	GVWR: 6,100 lbs Payload Package	Included
Wheels & Tires		
STDTR	Tires: P245/70R17 BSW A/S	Included
64C	Wheels: 17" Silver Steel	Included
Seats & Seat Trim		
A	Vinyl 40/20/40 Front Seat	N/C
Other Options		
122WB	122" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/4 Speakers <i>Includes auxiliary audio input jack (not available with SYNC).</i>	Included
53B	Class IV Trailer Hitch Receiver	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Selected Options (cont'd)

Code	Description	MSRP
	Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately. <i>Includes towing capability up to 5,000 lbs. on 3.3L V6 PFDI engine (99B) and 2.7L EcoBoost engine (99P) or up to 7,000 lbs. on 3.5L EcoBoost engine (99G) and 5.0L V8 engine (995), smart trailer tow connector and 4-pin/7-pin wiring harness.</i>	
53A__	Trailer Tow Package (Fleet)	\$595.00
	Ordering the Trailer Tow Package does not include Trailer Tow Mirrors. Trailer Tow Mirrors are a standalone option and must be ordered separately. (Option Code: 54M or 54Y/59S). Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately. <i>Towing capability up to 11,100 lbs. Includes: - Class IV Trailer Hitch Receiver Includes towing capability up to 5,000 lbs. on 3.3L V6 PFDI engine (99B) and 2.7L EcoBoost engine (99P) or up to 7,000 lbs. on 3.5L EcoBoost engine (99G) and 5.0L V8 engine (995), smart trailer tow connector and 4-pin/7-pin wiring harness. - Upgraded Front Stabilizer Bar</i>	
96W	Spray-In Bedliner (Pre-Installed) <i>Custom Accessory.</i>	\$495.00
Fleet Options		
FLADCR	Fleet Advertising Credit	\$0.00
Interior Colors		
AG_02	Medium Earth Gray	N/C
Primary Colors		
YZ_01	Oxford White	N/C
SUBTOTAL		\$29,040.00
Destination Charge		\$1,295.00
TOTAL		\$30,335.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South
Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB
XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Pricing - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$27,380.00
Options & Colors	\$1,660.00
Upfitting	\$0.00
Destination Charge	\$1,295.00

Subtotal	\$30,335.00
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Pre-Tax Adjustments

Description

garden ctt	-\$10,740.00
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Total	\$19,595.00
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Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Major Equipment

(Based on selected options, shown at right)

3.3L V-6 DOHC w/port/direct injection 290hp
6 speed automatic w/OD

- * Auto stop-start feature
- * 4-wheel ABS
- * Electric parking brake
- * P 245/70R17 BSW AS S-rated tires
- * Advance Trac w/Roll Stability Control
- * Tinted glass
- * Daytime running
- * Variable intermittent wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Tachometer
- * Steering-wheel mounted audio controls
- * Front axle capacity: 3750 lbs.
- * Front spring rating: 3000 lbs.
- * Frame section modulus: 5 cu.in.

Exterior:Oxford White
Interior:Medium Earth Gray

- * Rear locking differential driver selectable
- * Brake assistance
- * Traction control
- * Battery with run down protection
- * Air conditioning
- * AM/FM stereo with seek-scan, auxiliary audio input
- * Dual manual mirrors
- * 17 x 7.5 steel wheels
- * Driver and front passenger seat mounted side airbags
- * SecuriLock immobilizer
- * Reclining front split-bench seats
- * Class IV hitch
- * Rear axle capacity: 4800 lbs.
- * Rear spring rating: 3300 lbs.
- * Frame Yield Strength 49300 psi

Fuel Economy

City
N/A



Hwy
N/A

Selected Options

MSRP

STANDARD VEHICLE PRICE	\$27,380.00
Equipment Group 100A Base	N/C
Engine: 3.3L V6 PDFI	Included
Transmission: Electronic 6-Speed Automatic	Included
GVWR: 6,100 lbs Payload Package	Included
Tires: P245/70R17 BSW A/S	Included
Wheels: 17" Silver Steel	Included
122" Wheelbase	STD
Monotone Paint Application	STD
Radio: AM/FM Stereo w/4 Speakers	Included
Fleet Advertising Credit	\$0.00
Electronic Locking w/3.73 Axle Ratio	\$570.00
Trailer Tow Package (Fleet)	\$595.00
Class IV Trailer Hitch Receiver	Included
Upgraded Front Stabilizer Bar	Included
Spray-In Bedliner (Pre-Installed)	\$495.00
Medium Earth Gray	N/C
Vinyl 40/20/40 Front Seat	N/C
Oxford White	N/C

SUBTOTAL \$29,040.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017



O. C. Welch Ford Lincoln, Inc.
4920 Independence Boulevard, Hardeeville, South Carolina, 299274334
Office: 843-288-0100

2018 F-150, Regular Cab Styleside
4x2 Regular Cab Styleside 6.5' box 122" WB XL(F1C)
Price Level: 815 Quote ID: GARDENDUCE
VIN: order

Destination Charge\$1,295.00

TOTAL \$30,335.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Cliff Ducey, GARDEN CITY
By: Ocie Welch III Date: 08/14/2017

GARDEN CITY RESOLUTION

WHEREAS, Garden City, Georgia, has a need to purchase and have installed at its Sharon Park Pavilion three (3) Haiku X2 Series Ceiling Fans, each measuring seven (7') feet in diameter and operating at a maximum speed of 135 RPM, which are specially designed to quietly circulate massive volumes of air in recreational areas at a low energy cost; and,

WHEREAS, the purchase of such fans would maintain comfortable temperatures for visitors and staff at the pavilion area during periods of extreme summer weather; and,

WHEREAS, the purchase of the above-mentioned fans has been identified in the City's 2018 budget at a line item amount of \$5,724.00; and,

WHEREAS, the City has obtained a price quote of \$5,724.00 for the purchase and installation of the three (3) fans from Big Ass Solutions which is the sole source of such fans; and,

WHEREAS, the Director of the City's Parks and Recreation Department has recommended that the City enter into a purchase contract for the above-described fans with Big Ass Solutions at the quoted price of \$5,724.00, said price being deemed to be both fair and reasonable, and within budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, that the price quote of Big Ass Solutions to sell and install at the City's Sharon Park Pavilion three (3) Haiku X2 Series ceiling fans measuring seven (7') feet in diameter and having a maximum speed of 135 RPM, be accepted, and that a contract for the purchase and installation of the fans be negotiated and entered into between the City and Big Ass Solutions.

BE IT FURTHER RESOLVED, that the \$5,724.00 purchase price for the fans be funded through cash in the City's General Fund.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign the purchase contract or purchase order for the fans as well as all other documents associated therewith in the name of the City, with the City Clerk's attestation to said Manager's signature.

ADOPTED AND APPROVED this 18th day of June, 2018.

RHONDA FERRELL-BOWLES,
Clerk of Council

RECEIVED AND APPROVED this 18th day of June, 2018.

DON BETHUNE, Mayor

RESOLUTION

A RESOLUTION AUTHORIZING GARDEN CITY, GEORGIA, TO PURSUE THE REHABILITATION AND EXPANSION OF, THE BAZEMORE PARK CONCESSION STAND; TO AUTHORIZE THE CITY'S CITY MANAGER AND STAFF TO ISSUE A REQUEST FOR PROPOSALS FROM CONTRACTORS TO PERFORM THE REHABILITATION AND IMPROVEMENT WORK; AND FOR OTHER PURPOSES.

WHEREAS, Garden City, Georgia, is desiring of rehabilitating and adding structural improvements to its Bazemore Park Concession Stand pursuant to those certain building plans drawn by Robert Brook and Associates, dated March 8, 2018, a copy of which is attached hereto as Exhibit "A"; and,

WHEREAS, the rehabilitation and improvement work has been identified in the City's 2018 Budget at a line item amount of \$242,900.00;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Garden City, Georgia, and it is hereby resolved that the City Manager and City Staff are hereby authorized to formulate and circulate a request for proposals from contractors to perform the necessary rehabilitation and improvement work on the Bazemore Park Concession Stand in accordance with the plans attached hereto as Exhibit "A" for the budgeted amount of \$242,900.000, with allowances for change orders during the course o the project which would cause the final project cost not to exceed \$300,000.00.

BE IT FURTHER RESOLVED that the cost for the rehabilitation and building project shall be funded through cash in the City's General Fund.

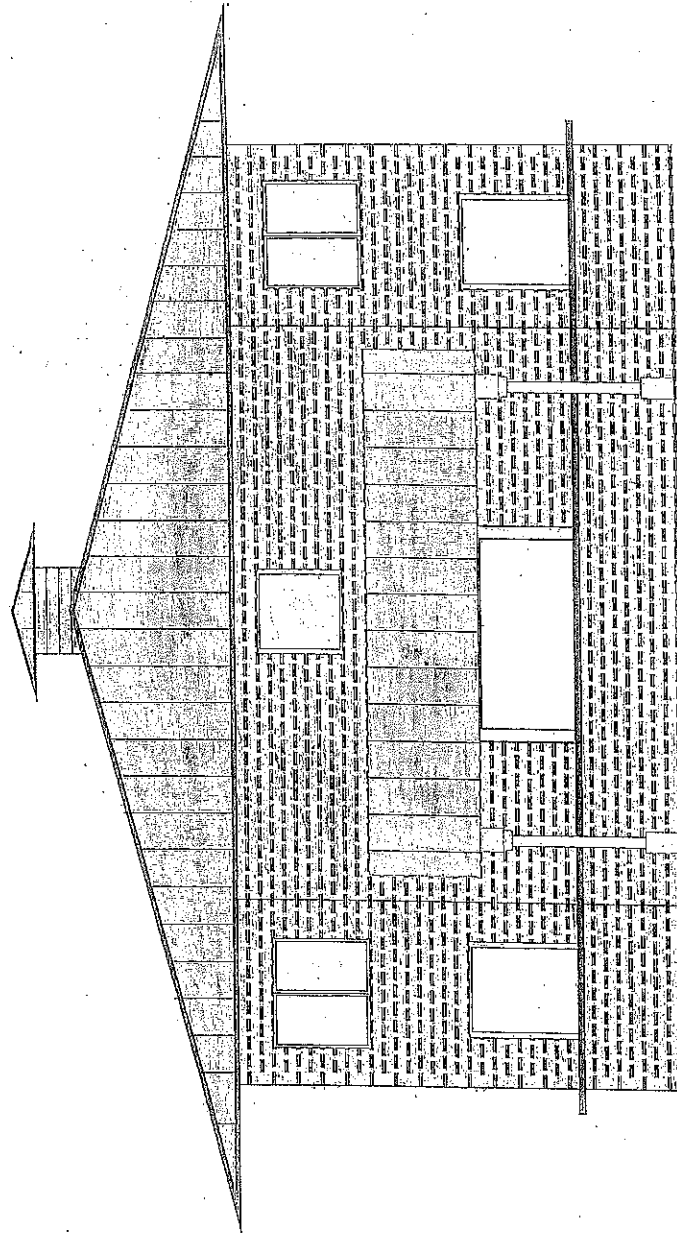
ADOPTED AND APPROVED this 18th day of June, 2018.

RHONDA FERRELL-BOWLES,
Clerk of Council

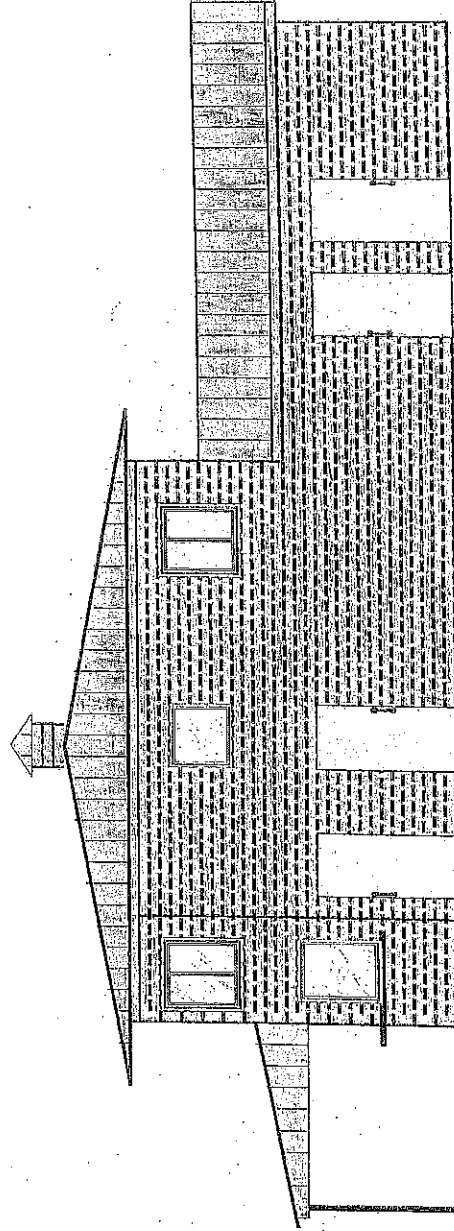
RECEIVED AND APPROVED this 18th day of June, 2018.

DON BETHUNE, Mayor

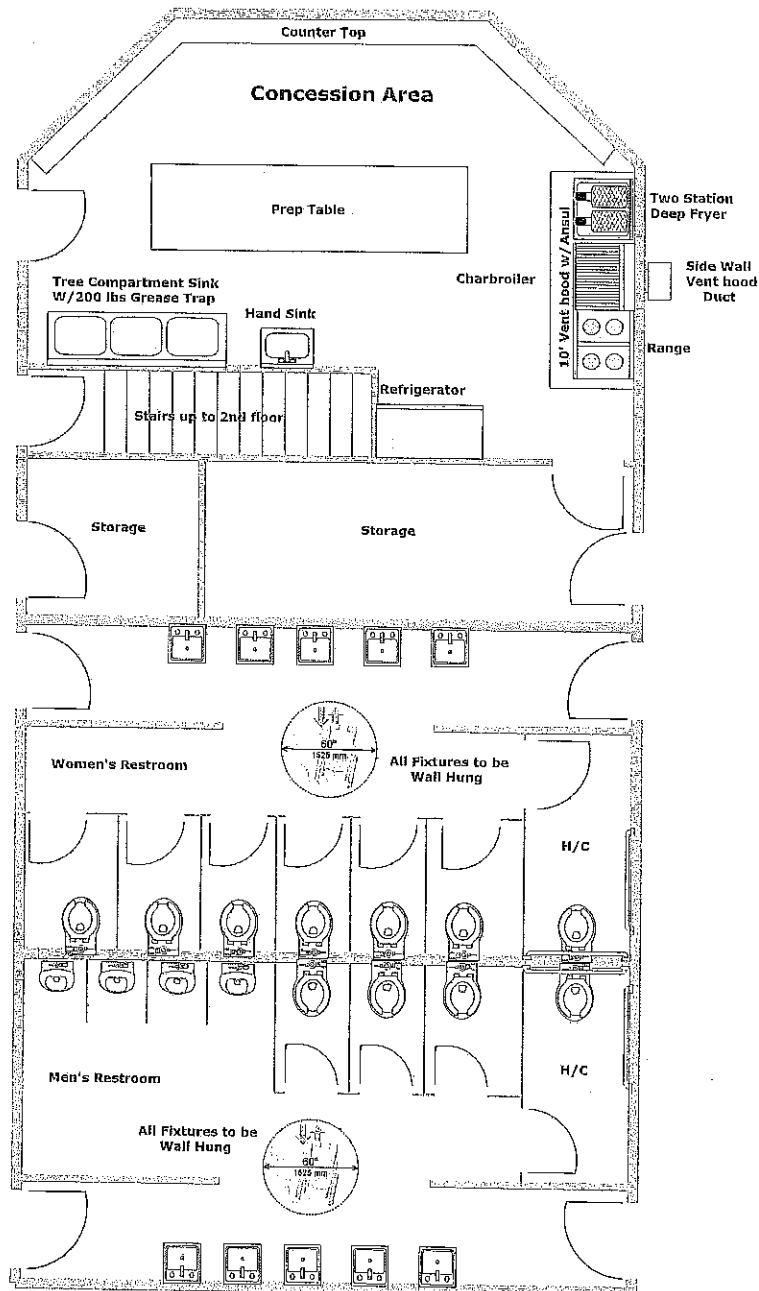
EXHIBIT "A"

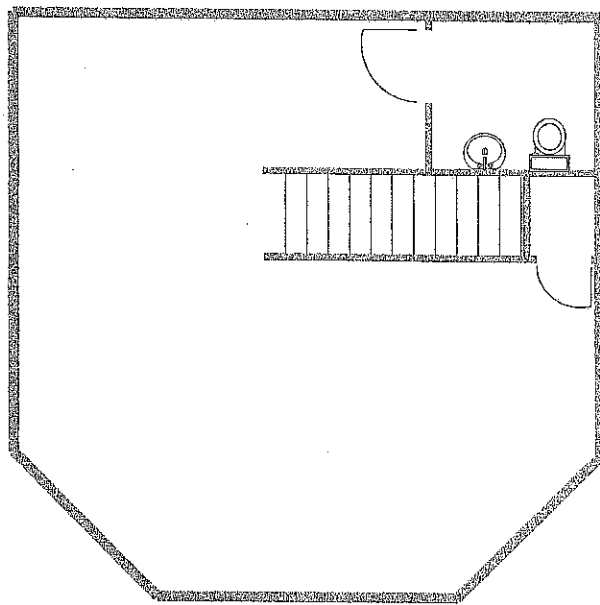


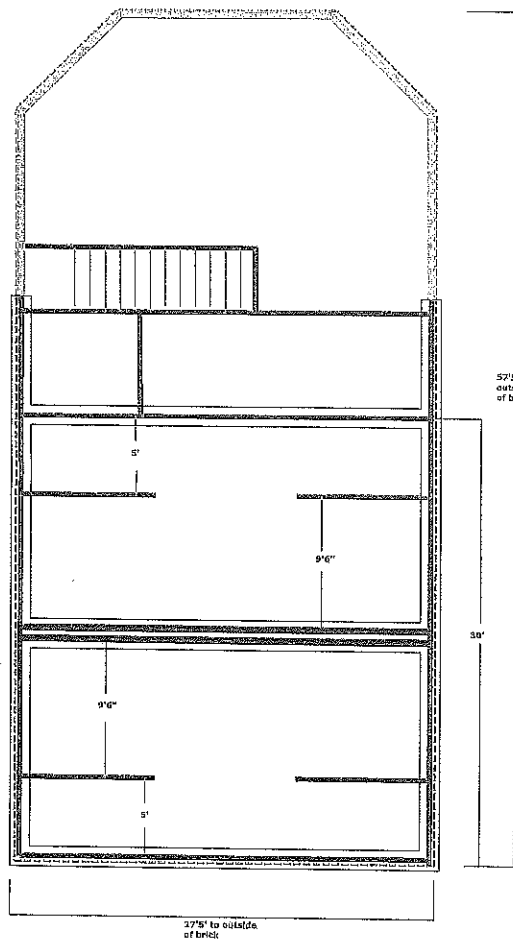
Bazemore Park Rehab/Addition
Front of Concession Stand



Bazemore Park Rehab/Addition
North Elevation





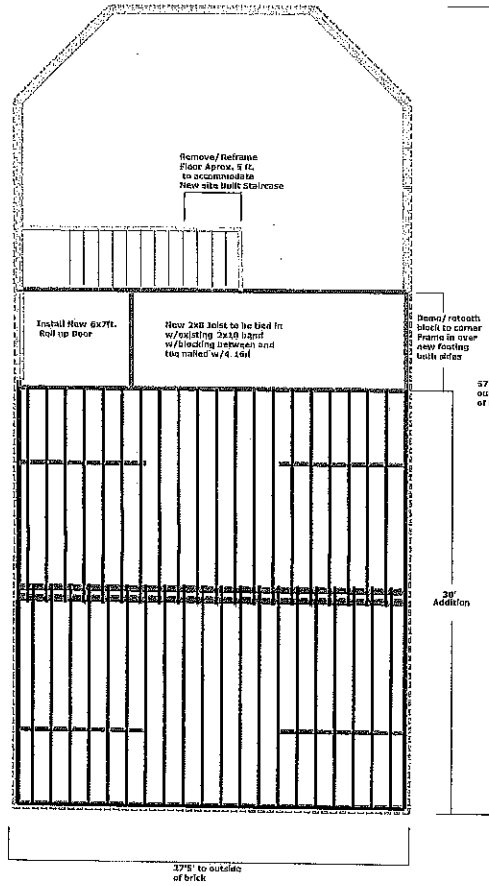


Foundation Plan

Masonry Block Wall w/Brick Veneer

2x4 16 o.c.

4" thick x 16" w x 16" d Monolithic Slab on Grade w/reinforced wire w/6" brick ledge and 2#4 rebar in perimeter footing

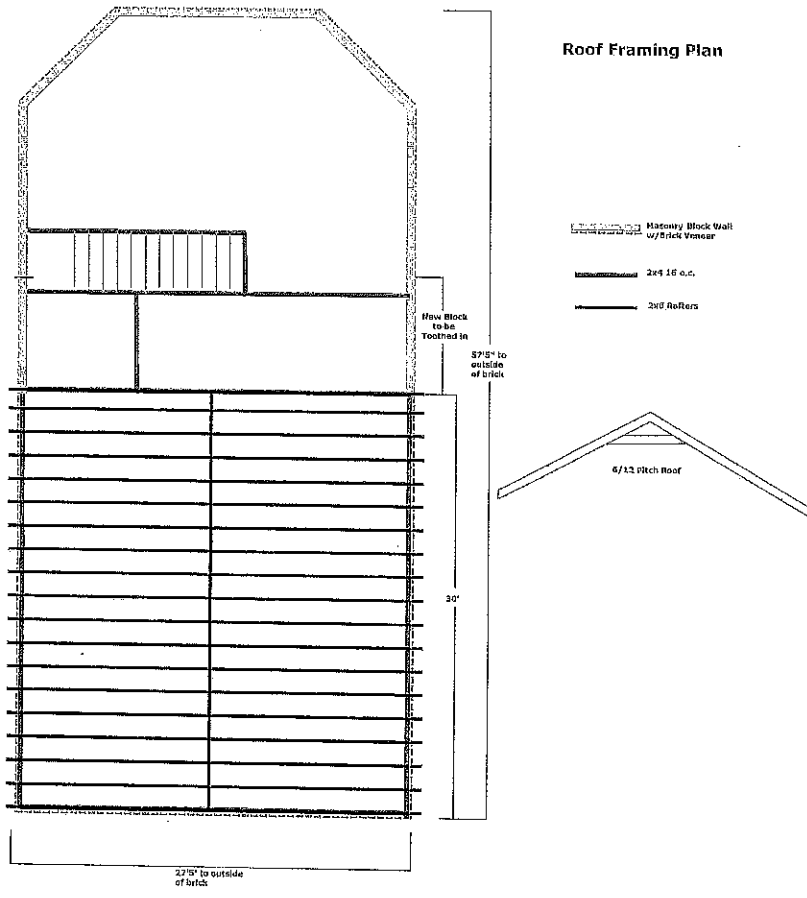


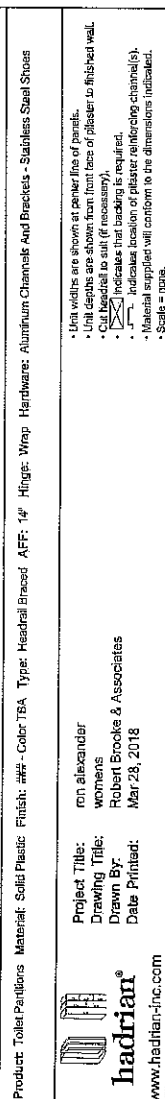
Ceiling Framing Plan

- Stairway Walls 2x4 1st floor to roof
- Masonry Block Wall w/Brick Veneer
- 2x4 1x a.c. w/dm top plates PT hot plates, anchored 4" o.c.
- #2 2x8 Ceiling Joists
- 5/8" COX
- 4" thick x 16" w x 16" d Nonpositive Slab on Grade w/welded wire w/4" brick ledge and 2x4 rebar in perimeter footing
- 6' x 7' Roll Up Door

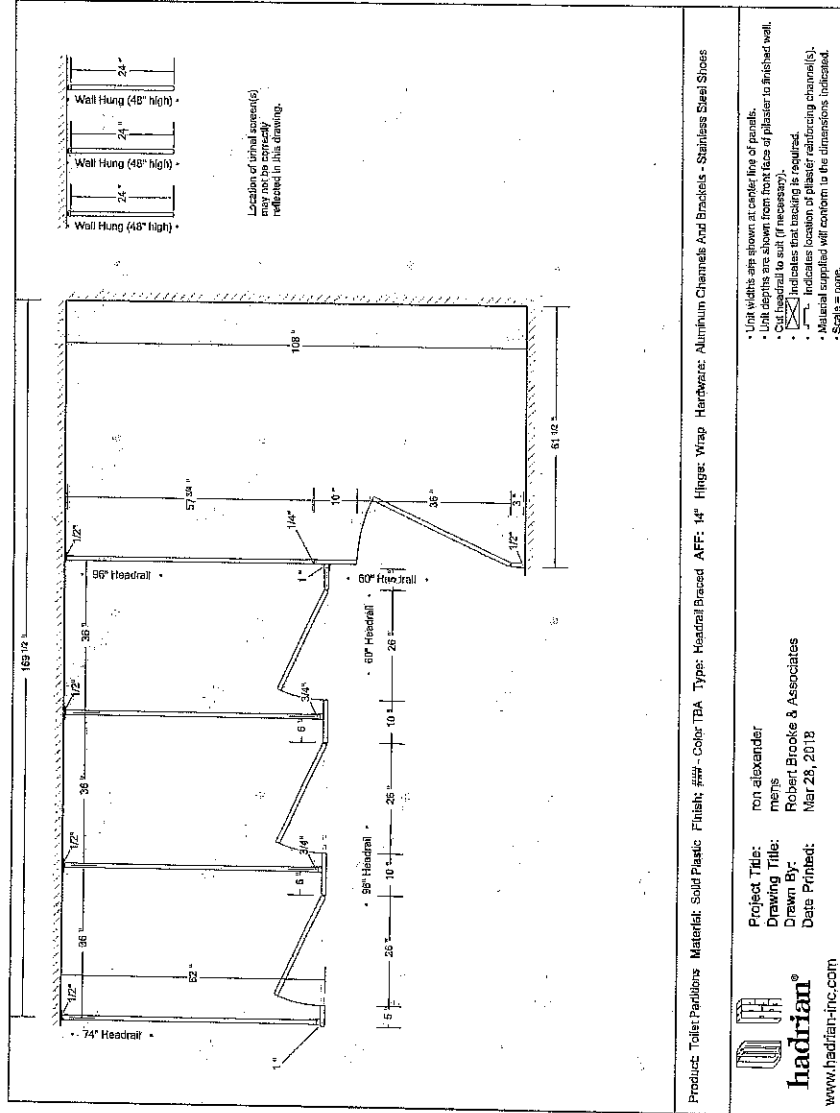
Notes:

1. Install 7 6'8" 3'0" Metal doors and Casings See Floor Plan for placements.
2. All materials supplied by owner.





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RESOLUTION

WHEREAS, the City has been able to reach an agreement with Roberts Properties, Inc., on all of the terms and conditions of that certain Thirteenth Amendment to Sales Contract (the "Thirteenth Amendment") amending certain terms and provisions of the Sales Contract between the City and Roberts Properties, Inc., having an effective date of June 20, 2016, which Sales Contract has been previously amended by that certain Amendment to Sales Contract dated as of August 18, 2016, by that certain Second Amendment to Sales Contract having an effective date of September 13, 2016, by that certain Third Amendment to Sales Contract having an effective date of November 15, 2016, by that certain Fourth Amendment to Sales Contract having an effective date of January 18, 2017, by that certain Fifth Amendment to Sales Contract having an effective date of March 13, 2017, by that certain Sixth Amendment to Sales Contract having an effective date of April 13, 2017, by that certain Seventh Amendment to Sales Contract having an effective date of June 22, 2017, by that certain Eighth Amendment to Sales Contract having an effective date of July 17, 2017; by that certain Ninth Amendment to Sales Contract having an effective date of January 3, 2018; by that certain Tenth Amendment to Sales Contract having an effective date of February 27, 2018; by that certain Eleventh Amendment to Sales Contract having an effective date of March 30, 2018; and by that certain Thirteenth Amendment to Sales Contract having an effective date of May 9, 2018, all relating to the terms and conditions of the City's sale to Roberts Properties, Inc., of approximately 19.1 acres of its town center development property located at the northeastern corner of Dean Forest Road and Sunshine Road in Garden City, Georgia; and,

WHEREAS, a copy of the Thirteenth Amendment is attached hereto as Exhibit 1; and,

WHEREAS, the Mayor and Council wish to approve the Thirteenth Amendment, and authorize the City Manager to execute and administer the performance of same on the City's behalf;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, AND IT IS HEREBY RESOLVED that the Thirteenth Amendment attached hereto as Exhibit 1 is hereby approved, and the City Manager is hereby authorized to (a) execute same on behalf of the City, (b) execute and deliver any and all documents or agreements reasonably required to consummate the transactions outlined therein; and (c) do and perform any and all further acts and things which the City Manager shall deem necessary or appropriate in his discretion to effectuate the terms thereof.

BE IT FURTHER RESOLVED that except as amended by the Thirteenth Amendment, the original Sales Contract dated as of June 20, 2016, as previously amended, shall remain in full force and effect.

ADOPTED by the Mayor and Council of Garden City, Georgia, this 18th day of June, 2018.

Attest:

Approved:

Rhonda Ferrell-Bowles, City Clerk (Seal)

Don Bethune, Mayor

THIRTEENTH AMENDMENT TO SALES CONTRACT

THIS THIRTEENTH AMENDMENT TO SALES CONTRACT (this "Thirteenth Amendment") is made and entered into this _____ day of _____, 2018 (the "Thirteenth Amendment Date"), by and between GARDEN CITY, GEORGIA ("Seller"), and ROBERTS PROPERTIES, INC., a Georgia corporation ("Purchaser").

WITNESSETH:

WHEREAS, the City and Purchaser have entered into that certain Sales Contract having an Effective Date of June 20, 2016, which Sales Contract was amended by that certain Amendment to Sales Contract having an Amendment Date of August 18, 2016; as further amended by that certain Second Amendment to Sales Contract having a Second Amendment Date of September 13, 2016; as further amended by that certain Third Amendment to Sales Contract having a Third Amendment Date of November 15, 2016; as further amended by that certain Fourth Amendment to Sales Contract having a Fourth Amendment Date of January 18, 2017; as further amended by that certain Fifth Amendment to Sales Contract having a Fifth Amendment Date of March 13, 2017; as further amended by that certain Sixth Amendment to Sales Contract having a Sixth Amendment Date of April 13, 2017; as further amended by that certain Seventh Amendment to Sales Contract having a Seventh Amendment Date of June 22, 2017; as further amended by that certain Eighth Amendment to Sales Contract having an Eighth Amendment Date of July 17, 2017; as further amended by that certain Ninth Amendment to Sales Contract having a Ninth Amendment Date of January 3, 2018; as further amended by that certain Tenth Amendment to Sales Contract having a Tenth Amendment Date of February 27, 2018; as further amended by that certain Eleventh Amendment to Sales Contract having an Eleventh Amendment Date of March 30, 2018; and as further amended by that certain Twelfth Amendment to Sales Contract having a Twelfth Amendment Date of May 9, 2018 (as amended, the "Sales Contract");

WHEREAS, Seller and Purchaser are mutually desirous of entering into this Thirteenth Amendment to amend certain terms and provisions of the Sales Contract only as hereinafter specifically set forth;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein made and intending to be legally bound, the parties hereto hereby agree, effective as of the Thirteenth Amendment Date, as follows:

1. The foregoing recital of facts is hereby incorporated herein to the same extent as if hereinafter fully set forth. Capitalized words and phrases used herein which are not defined herein but which are defined in the Sales Contract shall have the meanings ascribed thereto in the Sales Contract.

2. Seller and Purchaser agree to partially reinstate the condition precedent set forth in Section I of Article X of the Sales Contract by deleting said Section I in its entirety and replacing it with the following:

"I. It shall be a condition precedent to Purchaser's obligation to close and consummate the transaction contemplated in the Sales Contract that Purchaser shall have obtained through their own efforts the approvals necessary that would enable the City to issue to the Purchaser the following specific permits: (i) a land disturbance permit ("LDP") for the entire development to

facilitate mass grading and the underground utilities specific to the multi-family apartment complex; and (ii) a building permit for the proposed multi-family apartment complex to be constructed east of City Hall. It shall further be a condition precedent to Purchaser's obligation to close that Seller shall have obtained through their own efforts the Georgia Department of Transportation ("GDOT") approvals and permits necessary for the Seller to: (i) construct a "deceleration lane" from Dean Forest Road onto the proposed E-1 Road; (ii) construct an "acceleration lane" from the proposed E-1 Road onto Dean Forest Road; and (iii) close off access onto Constantine Road from its existing intersection with Dean Forest Road. The obligations of Seller in this paragraph shall be limited to securing a permit from GDOT to construct a curb cut for E-1 Road, and its related components (i.e. accel and decel lanes), in conjunction with closure of the existing Constantine Road connection to Dean Forest Road."

3. Section F of Article X of the Sales Contract shall be deleted in its entirety and replaced with the following:

"F. Purchaser agrees that Seller shall not be required, as a condition precedent to Purchaser's obligation to close and consummate the transaction contemplated herein, to obtain a permit prior to Closing for a traffic signal ("Traffic Signal") at the intersection of Dean Forest Road and Sunshine Avenue. Seller and Purchaser agree that once a sufficient number of apartments, retail space and/or office buildings are built on the Property and/or the projected occupancy occurs at Southbridge Commons Shopping Center such that the traffic counts stipulated in that certain Hussey Gay Bell Traffic Study dated May 18, 2018 (attached hereto as Exhibit "E") are achieved, there will be sufficient traffic to support the requirements for the Traffic Signal, provided that those future traffic counts are consistent with the HGB Traffic Study (which has been based upon the MUTCD 2009 Edition standards) and meet applicable GDOT criteria that are in place at the time said Traffic Signal permit is sought by Seller at a future date. When Purchaser determines within any future twelve (12) month period subsequent to Closing that sufficient traffic count data thresholds have been achieved on the Property to warrant GDOT consideration and action in support of the issuance of the permit for the Traffic Signal, Purchaser shall notify Seller in writing and Seller shall commence commercially reasonable efforts to apply for and pursue the issuance of a permit for the Traffic Signal from the GDOT. All costs and expenses associated with applying for the Traffic Signal, as well as obtaining and installing the Traffic Signal (assuming, without guaranteeing that the application is granted) shall be paid by Seller. The obligations of Seller in this paragraph shall survive the Closing."

4. At the Closing, Seller shall pay from the net sales proceeds actually received by Seller, and not from Seller's sales proceeds being escrowed at Closing, the amount due to Black Creek Mitigation, LLC as shown on the Invoice dated February 8, 2018 attached hereto as Exhibit "F" and made a part hereof by this reference.

5. The Sales Contract is hereby amended by deleting Section VIIIA of the Sales Contract in its entirety and by replacing same with the following:

"A. The consummation of the transaction contemplated herein shall take place through an escrow closing conducted by the Escrow Agent commencing at 10:00 A.M., eastern time, on October 15, 2018, or on an earlier date by mutual agreement between the parties. The consummation of the transaction contemplated herein and the day such occurs are referred to in this Agreement as the "Closing" and the "Closing Date." The

Closing shall be conducted without requiring either party to be personally in attendance at Closing. Seller and Purchaser each agrees to provide to the Escrow Agent all documents and instruments required of it respectively hereunder, and Purchaser agrees to provide Escrow Agent with the amount of the Purchase Price plus the amount of all disbursements to be made for the account of Purchaser hereunder and the net amount of the prorations, all sufficiently in time to allow the Escrow Agent to conduct the Closing on the Closing Date.”

6. The Sales Contract is hereby amended to provide that the Conditions Deadline for the conditions precedent set forth in Article X of the Sales Contract which have not been either previously satisfied or waived shall be extended from “May 15, 2018” to “the Closing Date”.

7. Exhibit “B-1” to the Sales Contract labeled Addendum to the Development Agreement is deleted in its entirety and the Addendum to the Development Agreement attached hereto as Exhibit “B-1” is substituted in its place.

8. In the event of any inconsistency or conflict between the Sales Contract and this Thirteenth Amendment, this Thirteenth Amendment shall control. Except as herein amended, the Sales Contract shall remain in full force and effect and unamended. This Thirteenth Amendment shall be binding upon and shall inure to the benefit of Seller and Purchaser and their respective successors and assigns and shall be governed by Georgia law.

9. This Thirteenth Amendment may be executed in counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Seller and Purchaser have signed, sealed and delivered this Thirteenth Amendment effective as of the Thirteenth Amendment Date.

SELLER:

GARDEN CITY, GEORGIA

By: _____ (SEAL)
Ronald Feldner, City Manager

PURCHASER:

ROBERT PROPERTIES, INC., a Georgia
corporation

By: _____ (SEAL)
Charles S. Roberts, President

EXHIBIT "B-1"

(See the attached Addendum to the Development Agreement)

EXHIBIT "E"

(HGB Traffic Study and MUTCD 2009 Edition-Part 4)

EXHIBIT "F"
(Invoice)

Black Creek Mitigation, LLC
c/o Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 200B
Savannah, GA 31405

INVOICE

February 8, 2018

Mr. Ron Feldner
City of Garden City
100 Central Avenue
Garden City, Georgia 31405

RE: Wetlands Mitigation Credit Purchase
SAS-2008-1496, Garden City Town Center

<u>Quantity</u>	<u>Cost Per Credit</u>	<u>Total Due</u>
6,14	\$3,595.00	\$22,073.30

Please make check payable to **Black Creek Mitigation, LLC** and mail or deliver to:

Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 200B
Savannah, GA 31405

ADDENDUM TO DEVELOPMENT AGREEMENT

THIS ADDENDUM TO DEVELOPMENT AGREEMENT ("Addendum") is made by and entered into on the ____ day of _____, 2018 by and between GARDEN CITY, GEORGIA ("City") and ROBERTS PROPERTIES, INC., a Georgia corporation ("RPI").

WITNESSETH

WHEREAS, the City and RPI have entered into that certain Sales Contract having an effective date of June 20, 2016, which Sales Contract was amended by that certain Amendment to Sales Contract having an Amendment Date of August 18, 2016; as further amended by that certain Second Amendment to Sales Contract having a Second Amendment Date of September 13, 2016; as further amended by that certain Third Amendment to Sales Contract having a Third Amendment Date of November 15, 2016; as further amended by that certain Fourth Amendment to Sales Contract having a Fourth Amendment Date of January 18, 2017; as further amended by that certain Fifth Amendment to Sales Contract having a Fifth Amendment Date of March 13, 2017; as further amended by that certain Sixth Amendment to Sales Contract having a Sixth Amendment Date of April 13, 2017; as further amended by that certain Seventh Amendment to Sales Contract having a Seventh Amendment Date of June 22, 2017; as further amended by that certain Eighth Amendment to Sales Contract having an Eighth Amendment Date of July 17, 2017; as further amended by that certain Ninth Amendment to Sales Contract having a Ninth Amendment Date of January 3, 2018; as further amended by that certain Tenth Amendment to Sales Contract having a Tenth Amendment Date of February 27, 2018; as further amended by that certain Eleventh Amendment to Sales Contract having an Eleventh Amendment Date of March 30, 2018; and as further amended by that certain Twelfth Amendment to Sales Contract having a Twelfth Amendment Date of May 9, 2018 (as amended, the "**Sales Contract**");

WHEREAS, pursuant to the Sales Contract, specifically the Fifth Amendment to Sales Contract, the City and RPI have agreed at the Closing defined in the Sales Contract to enter into a Development Agreement in substantially the form attached thereto as Exhibit "B" (the "**Development Agreement**"); and

WHEREAS, the City and RPI are mutually desirous of entering into this Addendum to expand and modify the terms of the Development Agreement only as hereinafter specifically set forth;

NOW, THEREFORE, in consideration of a mutual covenants and agreements herein made and intending to be legally bound, the City and RPI hereby agree as follows:

1. Recitals. The foregoing recital of facts is hereby incorporated herein to the same extent as if hereinafter fully set forth. Capitalized words and phrases used herein which are not defined herein but which are defined in the Development Agreement shall have the meanings ascribed thereto in the Development Agreement.

2. Site Plan. The Planning Commission of the City has approved the conceptual site plan attached hereto as Exhibit "A" and made a part hereof by this reference (the "**Site Plan**"),

the exterior design of the improvements shown on the Site Plan and any variances that cannot be approved administratively by the City. RPI shall have the right to make reasonable modifications to the Site Plan including the square footage of improvements and parking components of the development and the approved exterior designs without additional approval by the Planning Commission in order to comply with field conditions, applicable code requirements, final building design and directive by staff, subject to approval by the City Manager. As used in this Addendum, the term "Development" shall mean and refer to the mixed use development, including improvements and land, depicted on the Site Plan.

3. Parking, Sidewalks and Curb Cuts.

- A. The Code of Ordinances, Garden City, Georgia ("City Code") requires parking spaces to have a minimum depth of twenty (20) feet; however, the City grants RPI the right to install parking spaces throughout the Development with a depth of eighteen (18) feet.
- B. Given that the City has already installed or has agreed to install the sidewalks inside the public right of ways, RPI is not required to install sidewalks adjacent to the public right of ways throughout the Development.
- C. The City grants RPI the right to install sidewalks internal to the apartment community in the Development with a minimum width of five (5) feet, as opposed to six (6) foot wide sidewalks as required by the City Code. RPI shall install sidewalks with a minimum width of six (6) feet on the commercial blocks within the Development.

For any city-owned areas where conditions warrant, the City may install five (5) foot wide sidewalks where the six (6) foot wide sidewalk cannot be constructed due to existing conditions.

- D. At any time prior to the Closing Date per the Sales Contract, the City shall grant new curb cuts and/or allow the relocation of existing curb cuts on City-owned streets throughout the Development as requested by RPI.
- E. Apartments (Blocks 5, 6, 7, 8, 9 and Roberts Property per Site Plan): City Code requires a landscape island every ninety (90) linear feet. In order to provide adequate parking in the Development in close proximity to each breezeway of the apartments, the City waives the requirement for a landscaping island every ninety (90) linear feet and, instead, authorizes RPI to install landscape islands adjacent to the end of each sidewalk leading to and from each breezeway at the buildings. The City acknowledges that the final location of each landscape island may be changed by RPI from that shown on the current Site Plan without City approval so long as there will be a landscape island located adjacent to the end of each sidewalk leading to and from each building breezeway. City Code requires a minimum of one (1) tree internal to a parking lot for every five (5) parking spaces. However, the City grants RPI the right to install only one (1) tree in each landscape island located in the parking lot of the apartments adjacent to the end of each sidewalk leading to and from each building breezeway.

- F. Commercial (Blocks 1, 2 and 3 per Site Plan): In accordance with Section 90-49 of the City Code, parking will be shared between Blocks 1, 2 and 3 as shown on the Site Plan. RPI is seeking a variance from parking density requirements as set forth in Section 90-129 of the City Code as set forth below. The City agrees to support each variance requested by RPI in accordance with Paragraph 2 above.

General Use Description	Existing Parking Requirements	Requested Variance
Business or professional offices	1 parking space for each 300 square feet of total floor area.	1 parking space for each 600 square feet of total floor area
Restaurants and similar establishments serving food and beverages	1 parking space for each 4 seats provided for patron use.	1 parking space for each 8 seats provided for patron use.
General business, commercial or personal service establishments catering to retail trade, but not including department stores, grocery stores or variety stores	1 parking space for each 200 square feet of total floor area.	1 parking space for each 400 square feet of total floor area.
Furniture stores and appliance stores	1 parking space for each 500 square feet of total floor area.	1 parking space for each 1,000 square feet of total floor area.
Food stores, department stores and variety stores	1 parking space for each 150 square feet of total floor area.	1 parking space for each 300 square feet of total floor area.
Shopping centers	1 parking space for each 150 square feet of total floor area.	1 parking space for each 300 square feet of total floor area.

- G. In accordance with the variances granted at the Garden City Board of Appeals meeting on June 27, 2017, the parking details for Blocks 1, 2, and 3 of the site plan are generally as described below:
- i. The City allows for shared parking between Blocks 1, 2 and 3 shown on the Site Plan even if such Blocks are held by different ownership at any point in the future. Upon sale or lease of Blocks 1, 2, or 3 by RPI to a third party, the purchaser or lessor of one or more of such Blocks shall be required to enter into a shared parking and access agreement with RPI and RPI shall record such agreement and shall provide the City with a copy of the recorded agreement. The City shall not be a party to such shared parking and access agreement.

4. Building Setback. In accordance with the Site Plan approved at both the Garden City Planning Commission and Garden City Board of Appeals meeting on April 10, 2018, the building setback details for the buildings constructed by RPI and fronting Town Center Drive are approved as shown.

5. Frontage. The City agrees the number of frontages at each Block shown on the Site Plan shall be decided by RPI as long as the number of frontages is between 1 and the number of public streets abutting such Block.

6. Gated Entries and Perimeter Fencing.

- A. Decorative, remote-controlled, vehicular and pedestrian gates shall be installed by RPI in compliance with fire department access requirements at the entrances to the apartments on Town Center Drive and on Constantine Road shown on the Site Plan.
- B. In accordance with the variances granted at the Garden City Board of Appeals meeting on April 10, 2018, the fencing details for the site plan are generally as described below.
 - i. Decorative fencing will be installed by RPI on the north side of Block 5 for approximately one hundred forty (140) feet from the corner of Town Center Drive and Constantine Road as illustrated on the Site Plan. RPI will also install decorative fencing on the east side of Town Center Drive in front of Blocks 5 and 6 as shown on the Site Plan.
 - ii. The City has approved RPI's right to install a six (6) foot tall black, coated vinyl chain link fence along the south and east property lines and around the detention pond as illustrated on the Site Plan. Barbed wire shall not be permitted on the chain link fencing. The City has approved RPI's right to install a six (6) foot tall, opaque fence along the frontage of Constantine Road which fence shall consist of wood or an engineered wood product such as Trex Fencing designed to resist wood rot.

C. Chain link fencing shall be prohibited along the west boundary of Blocks 5 and 6 as shown on the Site Plan and prohibited altogether on Blocks 1, 2 and 3 as shown on the Site Plan.

D. The City shall not require RPI to install a wooden fence contiguous to property zoned R-1 within the Development.

7. Green Spaces. The green spaces owned by the City located within the Development may be used by RPI to satisfy any requirement to provide civic spaces, common areas or green spaces within the Development.

8. Development, Density and Construction-Related Calculations. RPI is buying property located in multiple blocks to be developed as various uses that will be permitted at various times that are currently unknown. The City shall allow the Blocks, including the Roberts Property (formerly known as the Shuman Property), shown on the Site Plan to meet City Code requirements on an aggregate basis, as opposed to on a block-by-block basis. This includes, but shall not be limited to, all development, density and construction-related calculations. For example, if the City Code requires 15% open space in the Development ("Required Open Space"), RPI has the right to establish all of the Required Open Space on a single Block or spread the Required Open Space across multiple Blocks shown on the Site Plan as long as the Required Open Space exists within the Development.

9. Ditches and Easements.

A. The City grants RPI the right to pipe the ditches within the drainage easements that will exist on Blocks 5, 6 and 7 shown on the Site Plan at RPI's expense.

B. There is an eighteen (18) foot wide drainage ditch on the east side of Block 2 which limits RPI's ability to develop Block 2. The City grants RPI the right to improve the east side of Block 2 and, if necessary, to pipe the ditch as RPI deems necessary in connection with the development of Block 2.

10. Tree Replacement / Recompense / Installation at Frontage / Landscape Strip.

A. The City shall not require RPI to prepare a tree survey or a tree protection / replacement plan, nor shall the City require RPI to replace trees removed from the Development, to pay tree mitigation fees to the City or to comply with the City's specimen tree density requirements. However, RPI shall be required to submit a landscape plan that will be approved by City's staff during the permitting process. The City agrees that RPI's only obligation with respect to landscaping and trees is to install landscaping and trees to meet the City Code requirements except for the variances granted by the City in Paragraph 3 above and the variance granted in this Paragraph allowing RPI the right to plant 3" caliper trees.

B. Given that sight distance from Sunshine Avenue, Festival Place and E-1 would not be obstructed, the City grants to RPI the right to install deciduous trees within ten (10) feet of the public right of way adjacent to such roads. During the permitting process, RPI will coordinate with the City to select the type of trees installed in these locations.

- C. The City grants RPI an exception from the obligation required by Section 90-264 of the City Code to install a landscape strip around the perimeter of commercial buildings in the Development. For clarification, RPI shall only be required to install a landscape strip around the perimeter of each Block as shown on the Site Plan.

11. Architecture.

- A. At its April 10, 2018 meeting, the Planning Commission approved the exterior design shown on Exhibit "B" attached hereto and made a part hereof by this reference. RPI shall have the right to make reasonable modifications to such buildings without requiring further approval by the Planning Commission to allow RPI the ability to comply with field conditions, applicable code requirements, final building design, and directive by staff, subject to approval by the City Manager.
- B. With regards to the exterior materials on the apartment buildings in the Development, RPI shall install a minimum of 15% stone and/or brick accents on the exterior building façade, with the remainder of the exterior building façade consisting of Hardiplank siding and/or hard-coat stucco (excluding windows and doors). Windows, doors, openings and roofing will be excluded from the calculation of the exterior building façade area.
- C. The City Code gives RPI the option for the apartment buildings in the Development to comply with exterior design requirements for single family dwellings or for commercial buildings. RPI has agreed to comply with the single family dwelling exterior design requirements with the following exceptions, all of which has been accepted by the City:
 - (i) RPI is not required to recess window frames by 2" from the exterior building façade of the apartment buildings in the Development.
 - (ii) RPI is not required to provide 24" of elevation difference between the sidewalk and the finished floor elevation of the apartment buildings in the Development.
 - (iii) RPI is not required to construct an entry stoop at the apartment buildings.
 - (iv) RPI has the right to install horizontal sliding doors with vertical blinds.
- D. With regards to the exterior materials on the commercial buildings in the Development, regardless of how many sides of the property about the public right of way, the City grants RPI the right to install decorative brick masonry or stone only on one side of each such building as determined by RPI. On the remaining sides, the City grants RPI the right to install stucco, brick masonry, stone, and/or any other material(s) permitted by the City Code.
- E. Every apartment unit in the Development shall have a covered balcony. The City has approved a variance granting RPI the right to construct all balconies with a minimum width of eleven (11) feet and a minimum unconditioned area

of sixty six (66) square feet, requiring fifty percent (50%) of the balconies to be six (6'-0") feet in depth and the remaining balconies to be at least six feet six inches (6'-6") in depth. The City has also granted RPI the right to install screens on the apartment balconies, patios, and windows to prevent insect intrusion.

12. Intended Use. The City grants RPI the right to develop up to, but not to exceed, the number of apartment units and the square footage of commercial uses shown on the Site Plan as approved by the Planning Commission, with the specific number of apartment units and commercial square footage to be determined by RPI.

13. Screening Requirements.

- A. With regards to the commercial buildings shown on the Site Plan, the City grants to RPI the right to install HVAC equipment, utility meters, and other utility apparatus on the north, south and east side(s) of such commercial buildings. The City agrees that it is not mandatory to place HVAC equipment on the rooftop of commercial buildings and, instead, RPI can place HVAC equipment on the ground as long as such equipment is reasonably screened by the installation of a hedge, fence or wall. The installation of hedges that are not 100% opaque is acceptable. The screen requirement does not apply to utility meters, however, RPI shall be required to meet building code with regards to clearance and bollards in front of the meters mounted on the side of each commercial building, and to paint the conduit to blend in with each commercial building as much as is reasonably possible.
- B. The City grants RPI that right to install dumpsters in the locations shown on the Site Plan as long as the dumpsters are surrounded on 4 sides by an opaque dumpster enclosure with swing gate designed to meet code. The dumpster enclosures are allowed to be visible from the public right of way.
- C. The City has approved RPI's right to install mechanical equipment on all four (4) sides of all apartment buildings as shown on the Site Plan. If the mechanical equipment is visible by someone standing on a public street, RPI shall install a three (3) foot tall evergreen hedge next to such mechanical equipment so it is reasonably screened from view from the public street. The installation of hedges that are not 100% opaque is acceptable.

14. Requirements for Major Developments. The Development exceeds 5 acres in size and, therefore, is classified under the City Code as a "major development". Whenever there is a conflict between RPI's Documents, as such term is hereinafter defined, and the City Code requirements for a major development, RPI's Documents shall prevail over the City Code. As used herein, RPI's Documents shall mean the Site Plan, the Development Agreement and this Addendum. Examples include but are not limited to the following:

- A. Requirements for enfronting build-to lines shall not apply to this Development as this requirement would conflict with RPI's Documents.

- B. The perimeter of Blocks 5, 6, 7, 8 and 9 and the Roberts Property shown on the Site Plan can exceed 2,400 linear feet.

15. Signage.

- A. The City grants to RPI the right to install a second (2nd) additional freestanding, permanent sign on Block 2 of the Development for the benefit of the Block on which the first (1st) freestanding, permanent sign is located. The City also grants RPI the right to install on Block 2 of the Development a separate off-premises sign only advertising the apartments (aka: "outdoor advertising sign") as allowed by Section 90-174 (1) of the City Code ("Off-Premises Apartment Sign"). Attached hereto as Exhibit "C" and made a part hereof by this reference is a picture of an existing sign from another development similar to RPI's vision for the off-premises apartment signage as it relates to sign size, sign shape, and copy size. If the final design of RPI's Off-Premises Apartment Sign is 1) similar to the signage presented to and approved by the Planning Commission 2) in compliance with City Code for signage design specifications, and (3) subject to approval by the City Manager, the City agrees that RPI will not be required to go before the Planning Commission for approval of the Off-Premises Apartment Sign.
- B. In addition to freestanding monument signs, the City grants RPI the right to install two (2) signs on each of the office buildings proposed for Block 3 shown on the Site Plan. RPI shall have the right to install a sign on the north and west façades of both such office buildings.
- C. RPI is going to market for sale and/or lease the commercial blocks within the Development. Block 3 shown on the Site Plan does not have direct frontage on Dean Forest Road. The City's sign ordinance prohibits offsite real estate signs, even if temporary. Given the need to market Block 3 with limited visibility from the main thoroughfare, the City grants RPI the right, in its own name or through its real estate broker, to install temporary real estate signage on Blocks 1 or 2 shown on the Site Plan for the benefit of Block 3, in addition to installing temporary real estate signage on Blocks 1 and 2 shown on the Site Plan for the benefit of Blocks 1 and 2.
- D. The City agrees that any permitted sign is not required to be located on the side of the property with the entry drive.
- E. The City has approved architectural focal points on the north and south ends of the west side of Apartment Buildings 100, 200 and 300 facing Town Center Drive as shown on the Building Signage Illustration attached hereto as Exhibit "D" and made a part hereof by this reference. The City has granted RPI the right to install neon signage on Apartment Buildings 100, 200 and 300 in five (5) locations indicated by the red arrows on Exhibit "D" attached hereto. The size, shape, height, location and font of the Apartment Building neon signage shall be substantially similar to the sign shown in the image of the Aloft Hotel on Exhibit "D" attached hereto or in the image of Tapestry Park as shown on Exhibit "B" attached hereto. The City has granted RPI the right to make

reasonable modifications to the neon signage which shall be subject to review and approval by the City staff.

16. Plan Approval and Permit Expiration/Renewal.

- A. Upon RPI's submittal of an application for any type of approval or permit for the Development, the City shall diligently pursue to conclusion all plan reviews and permitting matters under the City's jurisdiction. The City shall make reasonable efforts to assist RPI in obtaining approvals from any and all permitting authorities having jurisdiction over the Development. In the event RPI obtains plan approval for and/or purchases any type of permit including but not limited to land disturbance permits and building permits, and said plan approval or permit expires prior to the commencement or completion of the construction scope authorized by said plan approval or permit, then upon a written request from RPI, the City shall make reasonable efforts to assist RPI in renewing and/or reinstating the permits under the City's jurisdiction at no additional cost to RPI.
- B. The City grants RPI the right to clear and grade the Development including all Blocks and the Roberts Property under a single grading permit (aka: "land disturbance permit" or "development permit") regardless of whether improvements are being made to one Block or more than one Block with the understanding that RPI must comply with the State of Georgia's Erosion and Sedimentation Control Ordinance requirements.

17. Roberts Property.

- A. All terms related to Blocks 5, 6, 7, 8 and 9 in RPI's Documents shall also apply to the Roberts Property shown on the Site Plan.
- B. Density calculations will be based on the acreage of the Roberts Property shown on the Site Plan as it existed prior to the fifteen (15) foot right of way dedication for Constantine Road.

18. Future Subdivision of Property. RPI intends to market the commercial blocks in the Development for lease and for sale. In the event RPI further subdivides the commercial blocks, which will create an internal property line, the City shall waive the requirements for landscape strips on both sides of the internal property line. The intent of this variance is to ensure the mixed-use development has a cohesive appearance.

19. Height Variance. The City has granted RPI the right to construct each multifamily building with a maximum height of four (4) stories, excluding the roof/attic portion of each building, or sixty (60) feet as measured from the ground up to the midpoint of the pitched roof of each building.

20. Modification to Section 3.D. of the Development Agreement. The last sentence of Section 3.D. of the Development Agreement is deleted in its entirety. The remaining sentences of Section 3.D. of the Development Agreement shall remain in full force and effect.

21. Replacement of Exhibit G to the Development Agreement. Exhibit "G" to the Development Agreement, labeled City Center Critical Path Schedule is deleted in its entirety and is replaced with Exhibit "G" attached hereto and made a part hereof by this reference which is also labeled as City Center Critical Path Schedule. The City Center Critical Path Schedule no longer requires the City to remove the landscape islands from Town Center Drive. The City and RPI agree that some of the items on the original Exhibit "G" have been completed and that the new Exhibit "G" attached hereto only reflects those items that need to be completed as set forth therein.

22. Flat Roofs. The City has approved the right of RPI to construct flat roofs on buildings without the need for any variance or any approval from the Planning Commission, the Board of Appeals or the City Council. Flat roofs shall be screened by parapet walls or other type of vertical screening approved by the City staff.

23. Miscellaneous. Except as modified by this Addendum, the terms and provisions of the Development Agreement shall remain in full force and effect. In the event of any conflict or inconsistency between the Sales Contract, the Development Agreement and this Addendum, this Addendum shall govern and control. This Addendum shall be binding upon inure to the benefit of the City and RPI and their respective successors and assigns and shall be governed by Georgia law. This Addendum may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the City and RPI have caused this Addendum to be signed, sealed and delivered as of the date and year first above written.

CITY:

GARDEN CITY, GEORGIA

By: _____ (SEAL)
Ron Feldner, City Manager

RPI:

ROBERTS PROPERTIES, INC., a Georgia
corporation

By: _____ (SEAL)
Charles S. Roberts, President

EXHIBIT "A"
(See the attached Site Plan)

TAPESTRY PARK - OVERALL UNIT DATA						
UNIT	QTY	HEATED AREA	BALCONY AREA	GROSS AREA	HEATED AREA	GROSS AREA
A1-E	16	747 SF	88 SF	835 SF	11,952 SF	13,360 SF
A2-E	38	796 SF	81 SF	877 SF	30,248 SF	33,326 SF
A2-HC-E	2	796 SF	81 SF	877 SF	1,502 SF	1,754 SF
A3-E	2	872 SF	81 SF	953 SF	1,744 SF	1,906 SF
A4-G	36	908 SF	99 SF	1,005 SF	32,616 SF	36,180 SF
Total 1 bdrms	94	823 SF	99 SF	909 SF	78,152 SF	86,526 SF
B1-E	22	1,169 SF	81 SF	1,250 SF	26,158 SF	27,940 SF
B2-G	58	1,252 SF	100 SF	1,352 SF	72,616 SF	78,416 SF
B2-HC-G	2	1,252 SF	100 SF	1,352 SF	2,504 SF	2,704 SF
B3-E	16	1,327 SF	78 SF	1,405 SF	21,232 SF	22,460 SF
Total 2 bdrms	98	1,255 SF	1,345 SF	1,22,510 SF	131,540 SF	142,244 SF
C1-E	16	1,419 SF	84 SF	1,503 SF	22,704 SF	24,048 SF
C2-G	23	1,542 SF	93 SF	1,635 SF	35,466 SF	37,605 SF
C2-HC-G	1	1,542 SF	93 SF	1,635 SF	1,542 SF	1,835 SF
Total 3 bdrms	40	1,501 SF	1,591 SF	69,712 SF	63,288 SF	17,244 SF
Totals	232	1,122 SF		260,374 SF	281,354 SF	100.00%

Multi-Family Parking Summary

Bldg #	Bldg Type	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	Total
100	3 story	12	12	-	24
200	3 story	12	12	-	24
300	3 story	12	12	-	24
400	4 story	23	12	8	43
500	3 story	-	12	12	24
600	3 story	-	12	12	24
700	4 story	23	13	8	44
Total		94	88	40	222
Required Parks per Unit		1.50	1.75	2.00	
Required Parks Total		141	154	80	375
Provided Parks Total					339

Retail and Office Square Footage and Parking

Bldg #	Use	SF	Parks Provided	Parks per 1,000 SF
1	Retail	11,700	83	7.1
2	Retail	11,700	83	7.0
3	Retail	6,864	101	14.7
4	Office	38,400	100	2.6
5	Office	38,400	100	2.6
Central Avenue On-Street Parking				
W. 11 th Road On-Street Parking				
Festival Place On-Street Parking				
Town Center Drive On-Street Parking				
Total		127,664	607	5.7

CONCEPTUAL SITE PLAN 03/30/2018

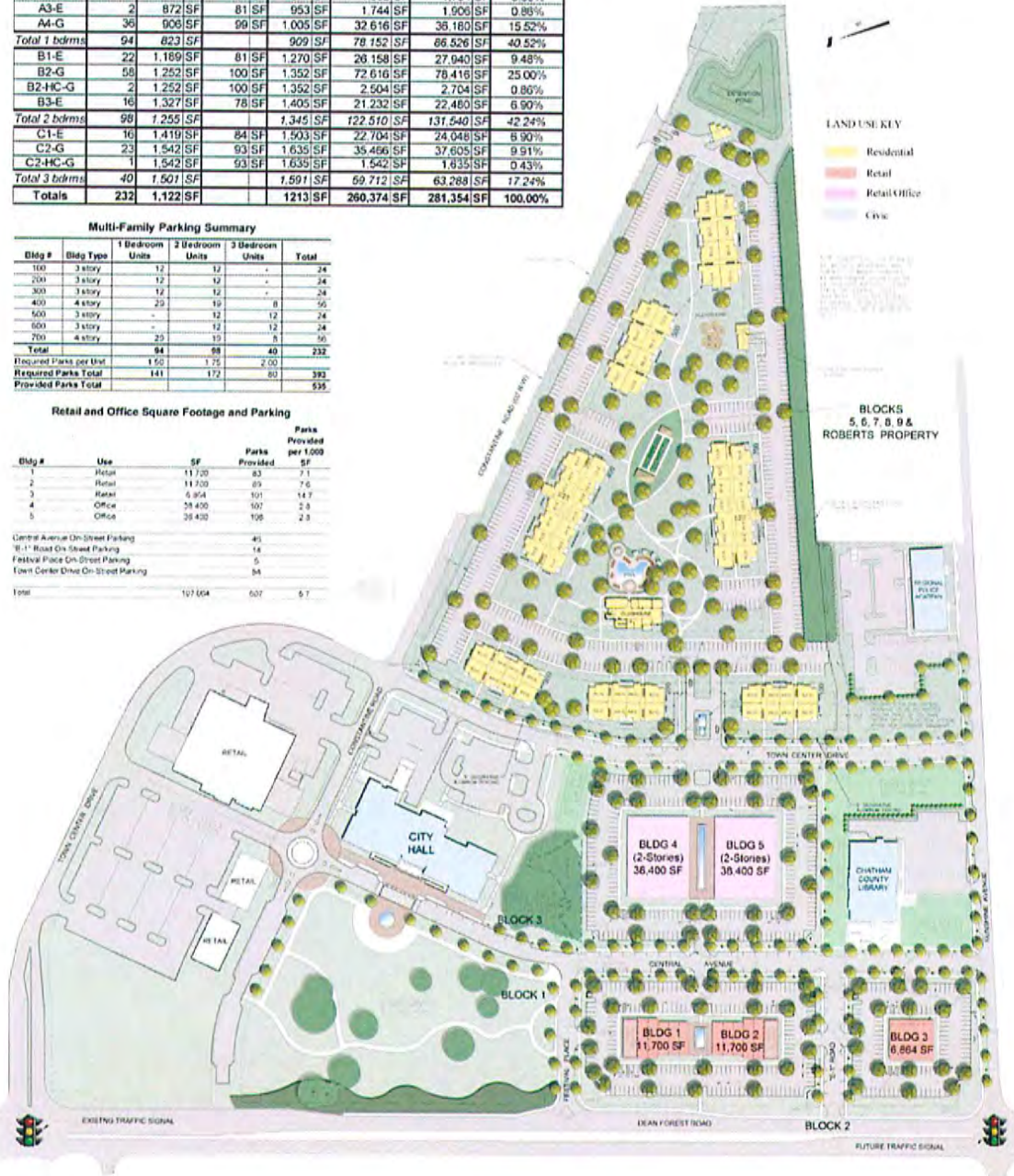


EXHIBIT "B"

(Pages B1-B2)

(See the attached conceptual architectural vision images)





EXHIBIT "C"
(Sign Example)

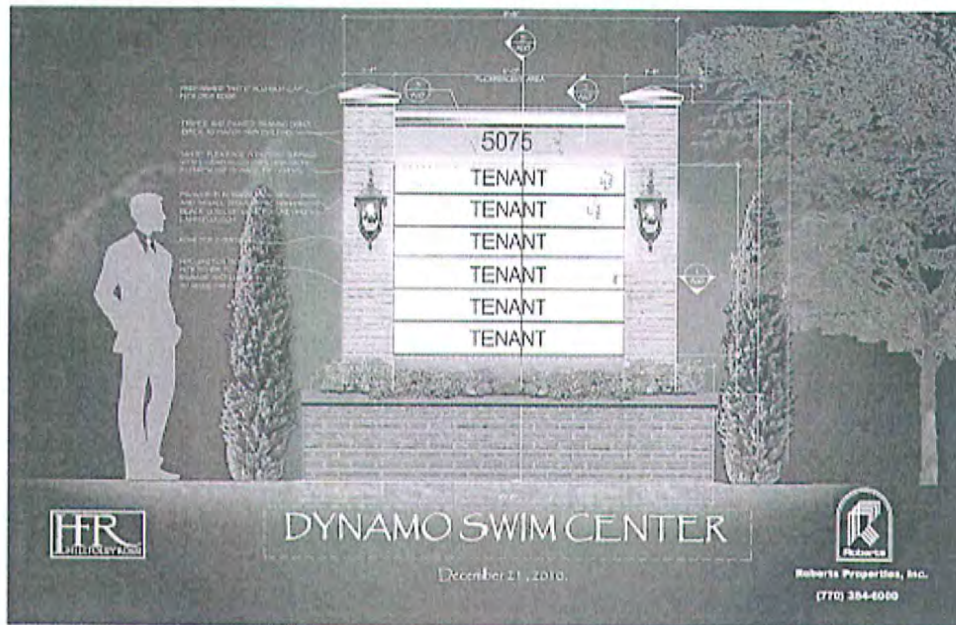


EXHIBIT "D"
Building Signage Illustration

BUILDING SIGNAGE ILLUSTRATION: VARIANCE #5



EXHIBIT "G"
City Center Critical Path Schedule

CITY CENTER CRITICAL PATH SCHEDULE

Objectives		Completion Deadline
<i>Objectives Between 4/16/2018 and 8/31/2018</i>		
1	X Roberts submits civil engineering plans for permitting	6/30/2018
2	X Roberts submits architectural plans for permitting	6/30/2018
3	X City approves civil engineering plans (Note 2)	8/15/2018
4	X City approves architectural plans for apartment buildings and amenities (Note 2)	8/15/2018
5	X City issues grading permit (Note 2)	8/16/2018
6	X City issues building permits (Note 2)	8/16/2018
<i>Objectives After 8/31/2018 (Closing Date)</i>		
7	City installs Central Avenue from D-1 to E-1 and all associated utilities and sidewalks	180 days after Closing
8	City installs E-1 and all associated utilities and sidewalks	180 days after Closing
9	City installs right-in/right-out connection at E-1 and Dean Forest Road (Note 3)	180 days after Closing
10	City demolishes intersection of Constantine Road and Dean Forest Road to close the road (Note 3)	180 days after Closing
11	City demolishes E-2 curb cut; City ties sidewalk into sidewalks on E-2 and Central Avenue	180 days after Closing
12	City installs sidewalks on Town Center Drive, Sunshine Avenue, D-1, E-2 and City Hall	180 days after Closing
<i>Finishes</i>		
13	City installs finishes (street lights, trees, benches, trash receptacles, hedge and flower beds)	180 days after Closing
<i>Traffic Signal</i>		
14	City installs traffic signal (Note 3)	As allowed by GDOT

Notes:

- 1) All costs associated with items denoted with an "X" are specifically excluded from budget of \$1,089,990.
- 2) Roberts understands its civil engineering and architectural plans must meet code in order for City to approve them.
- 3) Task execution dependent on permits being issued by GDOT and concurrence from Chatham County.

GARDEN CITY RESOLUTION

A resolution to amend the regular meeting schedule of the Garden City Council for the period of July 1, 2018 through September 30, 2018

WHEREAS, it is desirous to amend the regular meeting schedule of the Garden City Council for the period of July 1, 2018, through September 30, 2018; and

WHEREAS, an amendment to the regular meeting schedule of the Garden City Council is not detrimental to the proper and diligent administration of the City; and

WHEREAS, an amended meeting schedule is proposed as follows:

<u>Item</u>	<u>Date</u>	<u>Action</u>
Regularly Scheduled Meeting	July 2, 2018	Canceled
Regularly Scheduled Meeting	July 16, 2018	Affirmed
Regularly Scheduled Meeting	August 6, 2018	Canceled
Regularly Scheduled Meeting	August 20, 2015	Affirmed
Regularly Scheduled Meeting	September 3, 2018	Canceled
Regularly Scheduled Meeting	September 17, 2015	Affirmed

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of Garden City, Georgia, in regular session assembled, that they do hereby approve and amend the regular meeting schedule of the Garden City Council as herein described for the period of July 1, 2018, through September 30, 2018.

Adopted this 18th day of June, 2018

Don Bethune, Mayor

Rhonda Ferrell, Clerk of Council